

PRICE REDUCTION

FOR SALE

CAREFREE NNN SINGLE-TENANT INVESTMENT
OPPORTUNITY IN CHILLIWACK

45911 AIRPORT ROAD, CHILLIWACK, B.C.



- › \$1,900,000 **\$1,650,000 (\$362 PSF)**
- › 4,552 SF Building on 12,749 SF Lot
- › Carefree NNN Lease with GRiP Auto, a 6 Location Operator in B.C.

Marcus & Millichap



Opportunity Overview

Marcus & Millichap is pleased to announce for sale 45911 Airport Road, Chilliwack, B.C. (the "Subject Property"). The Subject Property presents a rare opportunity for an investor to acquire a freestanding automotive investment property secured by a true NNN lease with Grip Auto & Tire, a multi-location operator. The Property features 4,552 SF of rentable area situated on a 12,749 SF lot with M2 zoning, offering excellent exposure along Airport Road with convenient access and on-site parking.

Salient Details

Address:	45911 Airport Road, Chilliwack, B.C.
PIDs:	008-463-450
Building Size:	4,552 SF
Lot Size:	12,749 SF
Zoning:	M2 - Service Industrial
OCP:	Mixed Commercial and Industrial (3 Storeys)
Environmental:	Recent Phase I & II ESA Available
Lease Expiry:	September 30, 2029 w/ 1x5 Year Option to Renew
NOI - Sept. 2026:	\$78,540 (4.76% Cap Rate)
Asking Price:	\$1,900,000 \$1,650,000 (\$362 PSF)

Highlights



As a carefree triple net lease, tenant is responsible for all operating costs including taxes, insurance, and maintenance; landlord obligations limited to structure and roof.



Grip Auto & Tire operates six locations across British Columbia and provides additional security through a personal indemnity.



Rare freestanding 4,552 SF building on 12,749 SF lot with high exposure and visibility on Airport Road, offered at a price point commonly unseen for Lower Mainland assets.



Recent Phase I & II Environmental Site Assessments available upon execution of a confidentiality agreement.



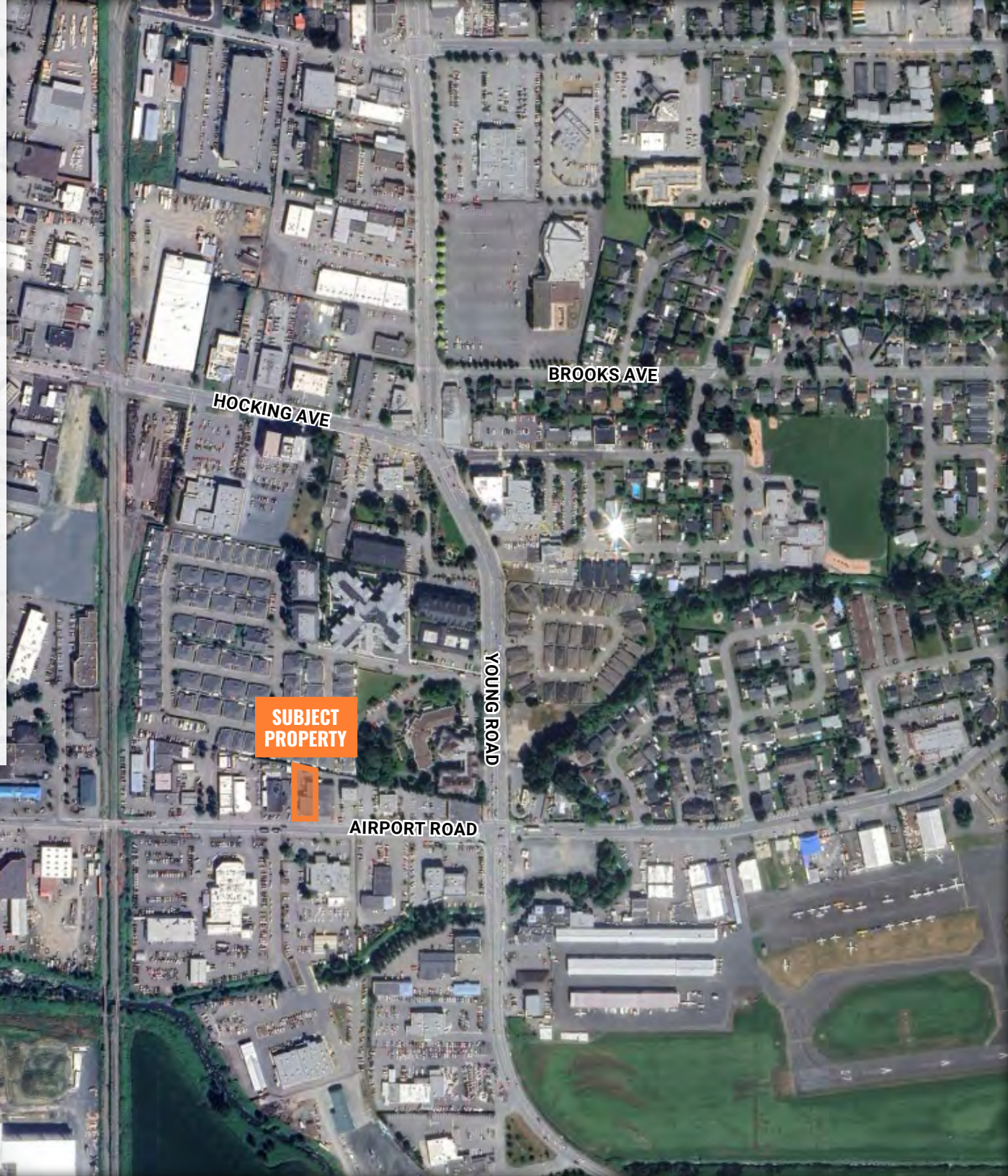
Rare automotive-zoned property with OCP designation that allows up to 3 storeys or repositioning to a wide variety of commercial and industrial uses.

Location Overview

The Subject Property is strategically located along Airport Road in Chilliwack, one of the Fraser Valley's fastest growing communities. Chilliwack has recently surpassed 100,000 residents and continues to benefit from strong population growth driven by housing affordability, lifestyle amenities, and expanding employment opportunities.

Positioned within a busy commercial corridor, the Property enjoys excellent visibility and accessibility, with close proximity to major arterials including Vedder Road, Yale Road, and Highway 1, providing seamless connectivity to Metro Vancouver and the rest of the Fraser Valley. The area surrounding Airport Road has seen significant investment in recent years, including large scale residential development and commercial expansions such as Eagle Landing Shopping Centre and the Garrison Crossing master planned community.

Chilliwack's diverse economy, anchored by agriculture, manufacturing, distribution, and a growing retail sector, supports a stable business environment and continued demand for service oriented properties. The Property's M2 Service Industrial zoning and OCP designation for Mixed Commercial/Industrial further enhance its long term flexibility, making it well situated for ongoing automotive use or future redevelopment opportunities.



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