

FOR SALE

5625 PROMONTORY ROAD CHILLIWACK, BC



PRIME INVESTMENT OPPORTUNITY: INCOME-PRODUCING PROPERTY WITH REDEVELOPMENT POTENTIAL

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OPPORTUNITY

Cushman & Wakefield ("C&W") is pleased to present a prime opportunity to acquire a 100% freehold interest in 5625 Promontory Road (the "Property") - a prime piece of real estate located in a growing area of Sardis/Chilliwack at the corner of Promontory Road and Teskey Road.

This 1.78-acre site is improved with a fully leased 5,920 sq.ft. retail plaza (Promontory Plaza) and offers undeveloped land, offering significant upside potential for investors or developers seeking to capitalize on the area's continued growth and development.

Situated in the highly sought after Sardis/ Promontory Heights neighborhood, this property offers 121 metres of exposure along Promontory Road, providing exceptional exposure to local traffic and the surrounding community. The site enjoys expansive valley views to the north and provides close proximity to key amenities, including direct access to transit, major roadways, and essential services.

The Property is zoned for a mix of residential and commercial use providing a range of possibilities, whether for further commercial expansion, residential development, or mixed-use projects, aligned with the city's growth plans and evolving urban landscape.

The surrounding area of Vedder Road and the Promontory neighborhood of Sardis have been experiencing significant development and population growth, making it a strategic location for future investment.





CHILLIWACK

Chilliwack is poised for growth and presents investors with a unique blend of affordability, accessibility, and growth potential. With a rapidly growing population, improving infrastructure, and government support for growth, the city offers opportunities for residential, commercial, and industrial investments. Its strategic location, natural beauty, and proximity to major markets in the Lower Mainland make it an increasingly attractive area for long-term investment.

SARDIS / PROMONTORY

Sardis/Promontory is a vibrant neighborhood known for its stunning landscapes, top-rated schools, and exceptional recreational opportunities. With sought after schools, along with a growing dynamic mix of amenities, combined with quick access to outdoor hiking, parks, and Cultus Lake - Sardis/Promontory is a desirable destination for residents and visitors alike.

DEMOGRAPHICS (WITHIN 3KM)

- Strong household spending power
- Young families
- Affluent, stable homeowners
- Middle-aged & senior consumers

POPULATION (2024)
 **40,777**

MEDIAN AGE
 **40.9**

PROJECTED ANNUAL
GROWTH (2020-2025)
 **1.9%**

AVERAGE HOUSEHOLD
INCOME
 **\$111,168**

NUMBER OF BUSINESSES
 **524**

DEMOGRAPHICS (CHILLIWACK)

Chilliwack has an estimated population of **107,800** as of 2024, including First Nations communities within city boundaries. The last 5 years have seen steady growth, adding approximately 8,400 residents over this period at a rate of **8.5%**.

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SALIENT DETAILS

Address	5625 Promontory Road, Chilliwack, B.C.
PID	018-411-711
Legal Description	LOT 8 EXCEPT PART IN PLAN LMP23936 SECTIONS 5 AND 8 TOWNSHIP 26 NEW WESTMINSTER DISTRICT PLAN LMP11826
Current Zoning	C-2 (Local Commercial Zone)
OCP Designation	Comprehensive Development Area
Current Improvements	5,920 sq.ft. retail building, fully leased
Land use	Planned development with adequate mix of residential and commercial use.
Total Site Area	+/- 1.78 acres (+/- 77,600 sq.ft.)
Gross Taxes(2024)	\$37,938.90
Asking Price	Contact Listing Agent for details

CURRENT TENANTS

This self managed building currently has tenants including a pharmacy, pizzeria, sushi restaurant, and a vape shop, collectively generating an estimated gross income of around **\$231,500**. The existing leases are relatively short in term.

To receive more detailed information on the leases, a confidentiality agreement must be signed first.



NEARBY AMENITIES

PROMONTORY HEIGHTS
ELEMENTARY SCHOOL

GW GRAHAM
SECONDARY SCHOOL

WILLOWBRAE ACADEMY*

NATURE'S FARE MARKET*

PURE INTEGRATIVE
PHARMACY*

SAVE ON FOODS

HUSKY GAS STATION

GARRISON CROSSING

CLOSE TO HOME
GROCERY & DELI

PROMONTORY
LIQUOR STORE

*Coming 2026

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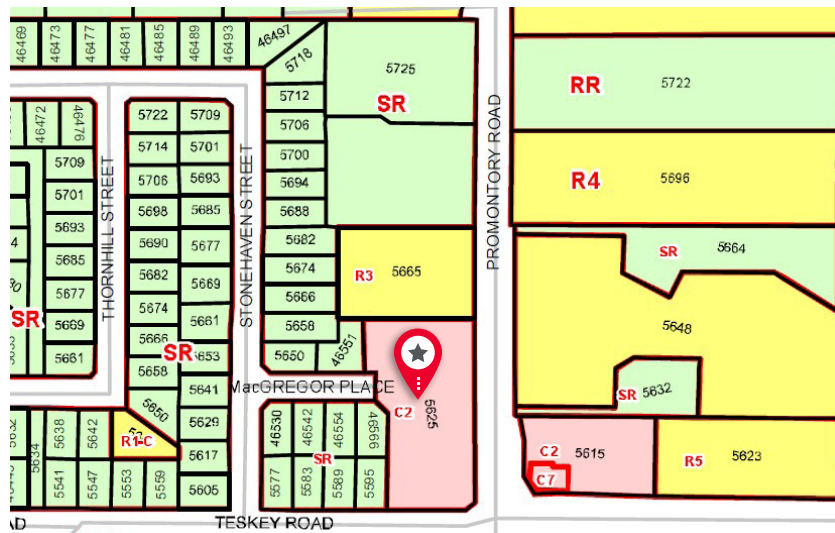
5625 PROMONTORY ROAD CHILLIWACK, BC

ZONING

The C2 (Local Commercial) zone in the City of Chilliwack permits a diverse range of commercial and other uses intended to serve the local community's needs. Principal uses in this zone include apartments, child care facilities, cultural facilities, general commercial establishments, indoor recreation facilities, schools, and vehicle-oriented commercial services. Ancillary uses allowed are accessory dwelling units, accessory home occupations, and provisions for off-street loading and parking. This zone aims to accommodate a mix of services such as retail stores, personal service establishments, and offices, while also providing for residential opportunities and community-oriented facilities.

POTENTIAL REDEVELOPMENT

The Property offers diverse redevelopment possibilities, balancing commercial and residential uses. Permitted principal uses allow for the construction of various building types, including: multi-story mixed-use buildings with ground-floor commercial spaces and apartments above, standalone commercial buildings for child care or cultural facilities, and structures accommodating vehicle-oriented commercial services such as small animal veterinary clinics.



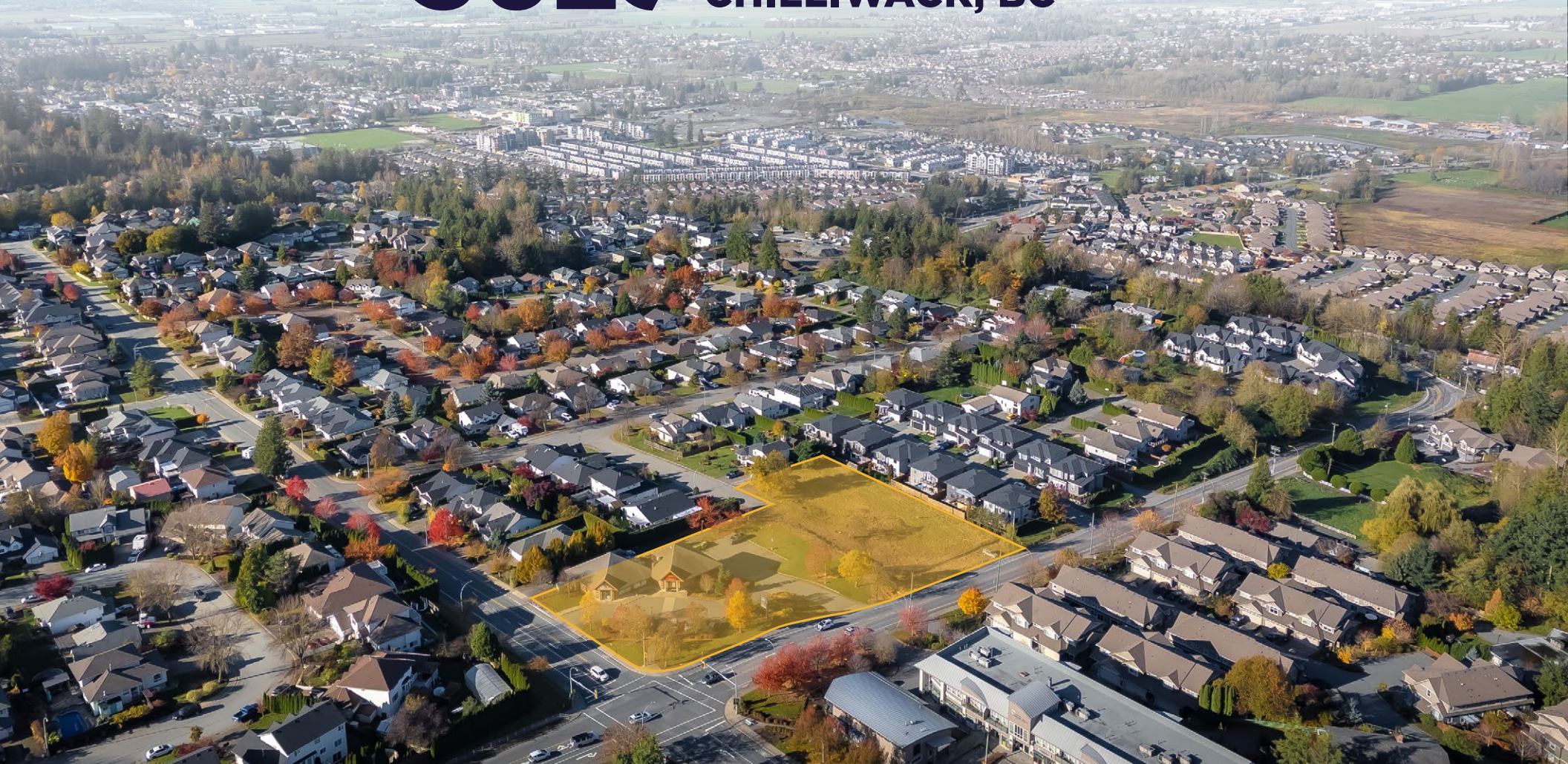
CONCEPTUAL PLANS



* All studies and schematic drawings shared are intended for conceptual reference and discussion purposes only. Interested parties are responsible for conducting their own due diligence regarding any future redevelopment of the property.

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