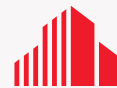


# FOR SALE

## 45826 YALE ROAD

CHILLIWACK, BC



CUSHMAN &  
WAKEFIELD

±20,822 SQ. FT. DEVELOPMENT SITE



**Craig Haziza**

Personal Real Estate Corporation

Vice President

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# FOR SALE

## 45826 YALE ROAD CHILLIWACK, BC



### LOCATION

The Property is located on the northeast corner of Yale Road and Alexander Avenue in the City of Chilliwack. Chilliwack is located 100 km east of Vancouver between Abbotsford and Bridal Falls. Chilliwack is surrounded by mountains and home to recreational areas such as Cultus Lake and Chilliwack Lake Provincial Park. Urban growth throughout Metro Vancouver and the Fraser Valley has brought much prosperity to Chilliwack. Business development and residential growth over the past 20 years has created a prosperous community with an outstanding quality of life.

### SITE DESCRIPTION

The site totals **±21,780 sq. ft.** with frontage on Yale Road of ±127 feet and on Alexander Avenue of ±164 feet.

The site is level and fenced.

### LEGAL DESCRIPTION

PID: 010-302-913

Lot "A" District Lot 28 Group 2 New Westminster District Plan 17452

### ZONING

CS1 (Service Commercial)

### ENVIRONMENTAL

The Vendor has conducted on and off-site environmental assessment work and is in the process of making an application for a Certificate of Compliance. The property will be sold on the understanding the Vendor will provide the Certificate of Compliance as a condition of closing the sale. A draft of the Certificate of Compliance will be made available to prospective purchasers.

### PROPERTY TAXES

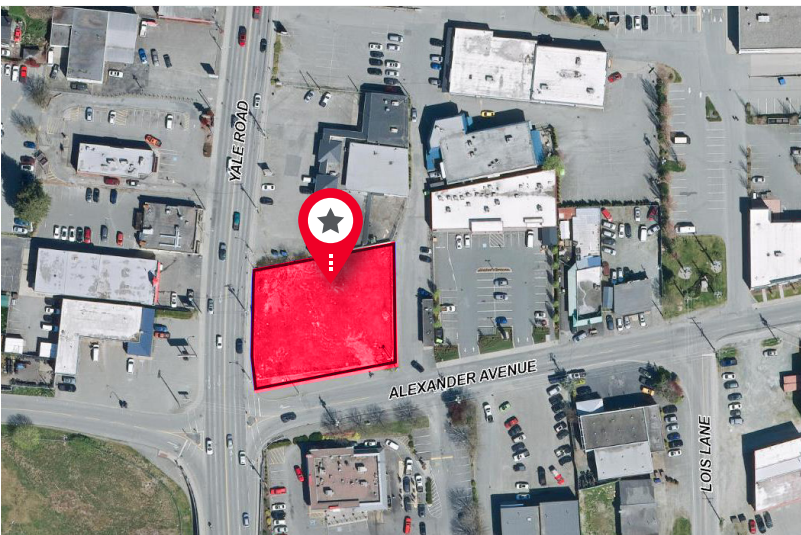
\$16,044.07 (2024)

### ASKING PRICE

\$1,715,000

### OFFERING PROCESS

The Vendor, Imperial Oil Limited (IOL), will consider the submission of Letters of Intent (LOI) on IOL's standard form, a copy of which shall be provided to qualified purchasers, and a copy of which is included in the Data Room. All Letters of Intent must be received by the Vendor's Exclusive Agent, Cushman & Wakefield ULC.



### Craig Haziza

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