



**CUSHMAN &
WAKEFIELD**

**FOR SALE
DEVELOPMENT LAND
ASSEMBLY
CHILLIWACK, BC**



3.09 ACRE MIXED-USE DEVELOPMENT SITE / VARIETY OF POSSIBLE USES



Harpreet Singh

Investment Sales
604 640 5870
harpreet.singh@ca.cushwake.com

FOR SALE

DEVELOPMENT LAND ASSEMBLY

CHILLIWACK, BC

OPPORTUNITY

Unique opportunity to acquire a multi-use full block of development land in the downtown core of Chilliwack, BC. Property has various development potential uses including Commercial, Residential, Mix and Institutional.

CIVIC ADDRESSES & PID'S

- 9299 Main Street, Chilliwack, BC
PID: 005-137-764
- 45755 Kipp Avenue, Chilliwack, BC
PID: 011-196-475
- 45777 Kipp Avenue, Chilliwack, BC
PID: 012-299-821
- 9300 Mary Street, Chilliwack, BC
PID: 011-196-483
- 9312 Mary Street, Chilliwack, BC
PID: 012-299-839
- 9320 Mary Street, Chilliwack, BC
PID: 012-299-855
- 9338 Mary Street, Chilliwack, BC
PID: 012-299-812

LAND AREA

±3.09 Acres (134,736 sf)

ASSESSED VALUE (2014)

\$3,515,000 (BC Assessments -2014)

PROPERTY TAXES (2015)

9299 Main Street	\$48,717.64
9300 Mary Street	\$2,027.01
9312 Mary Street	\$4,312.39
9320 Mary Street	\$4,312.39
9338 Mary Street	\$4,034.17
45755 Kipp Avenue	\$1,947.55
45777 Kipp Avenue	\$10,849.07

Total \$76,200.22

SALE PRICE

\$3.3 million



ZONING

C2 (9299 Main Street) & C2 (Remaining Lots)

PERMITTED USES*

C-2

- Multi-family residential
- General Commercial
- Vehicle-Oriented Commercial
- Accessory Dwelling
- Public or Private Assembly
- Off-Street Parking
- Off-Street Loading
- Accessory Home Occupation

OCP

RESIDENTIAL 4 (MEDIUM-HIGH RISE)

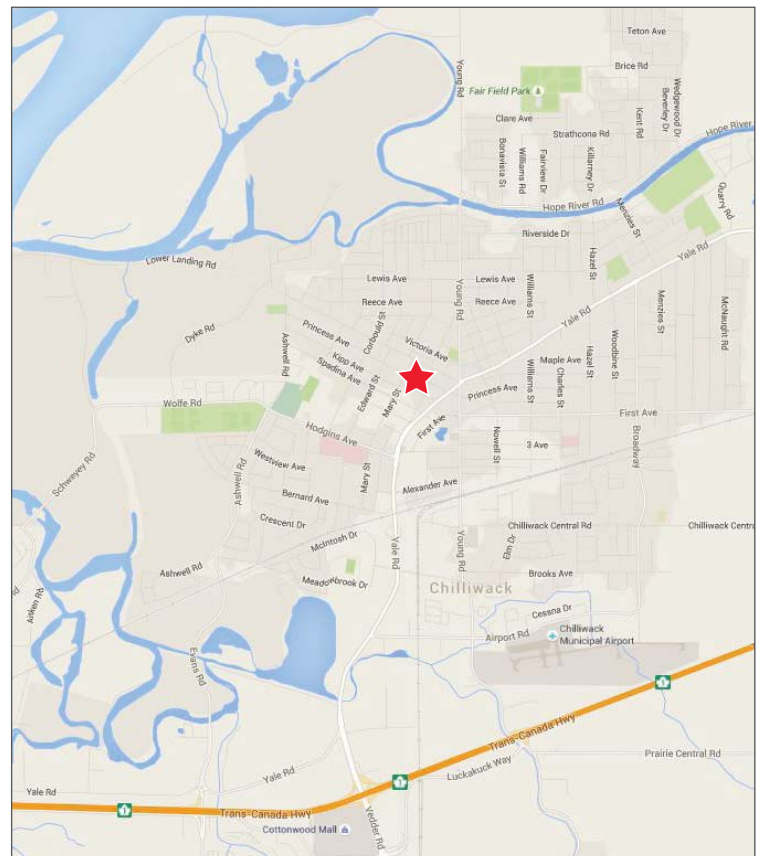
Appropriate building types include a 'point tower and podium' form wherein a slender apartment tower emerges from a structured parking base wrapped in townhouses along streets and mid rise terraced buildings, stepping away from street fronts.

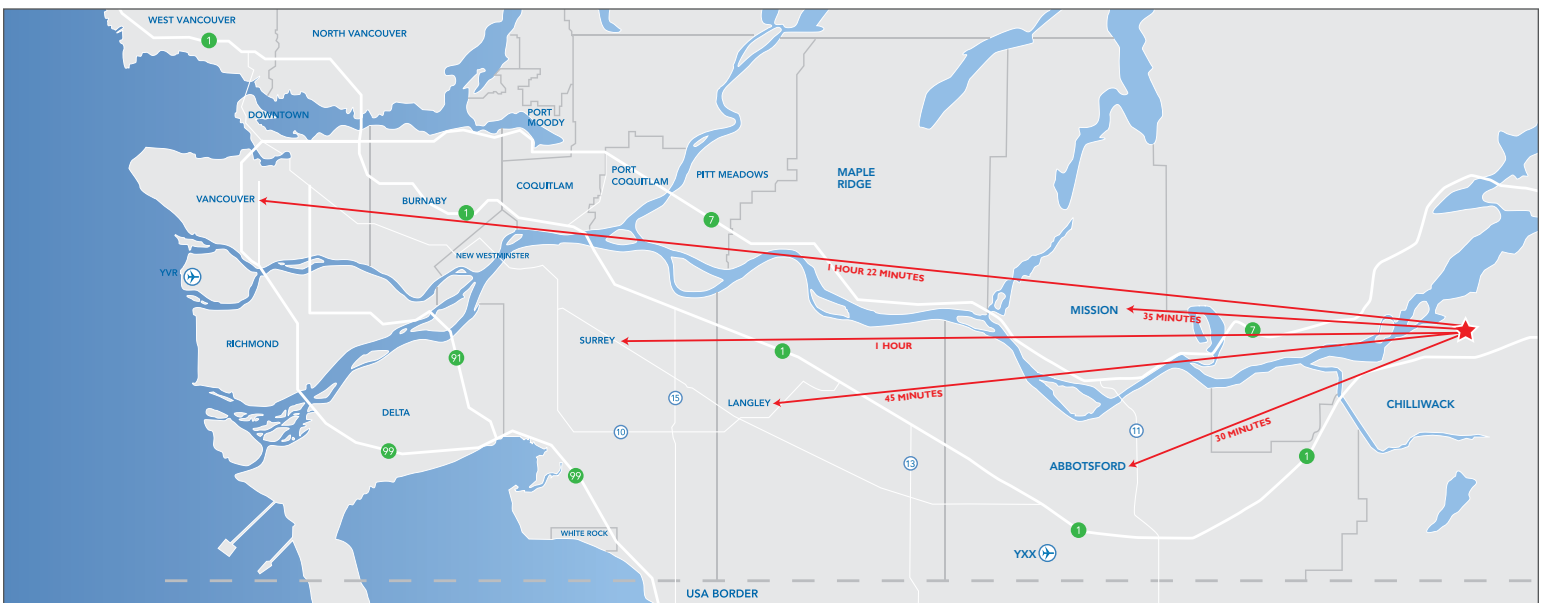
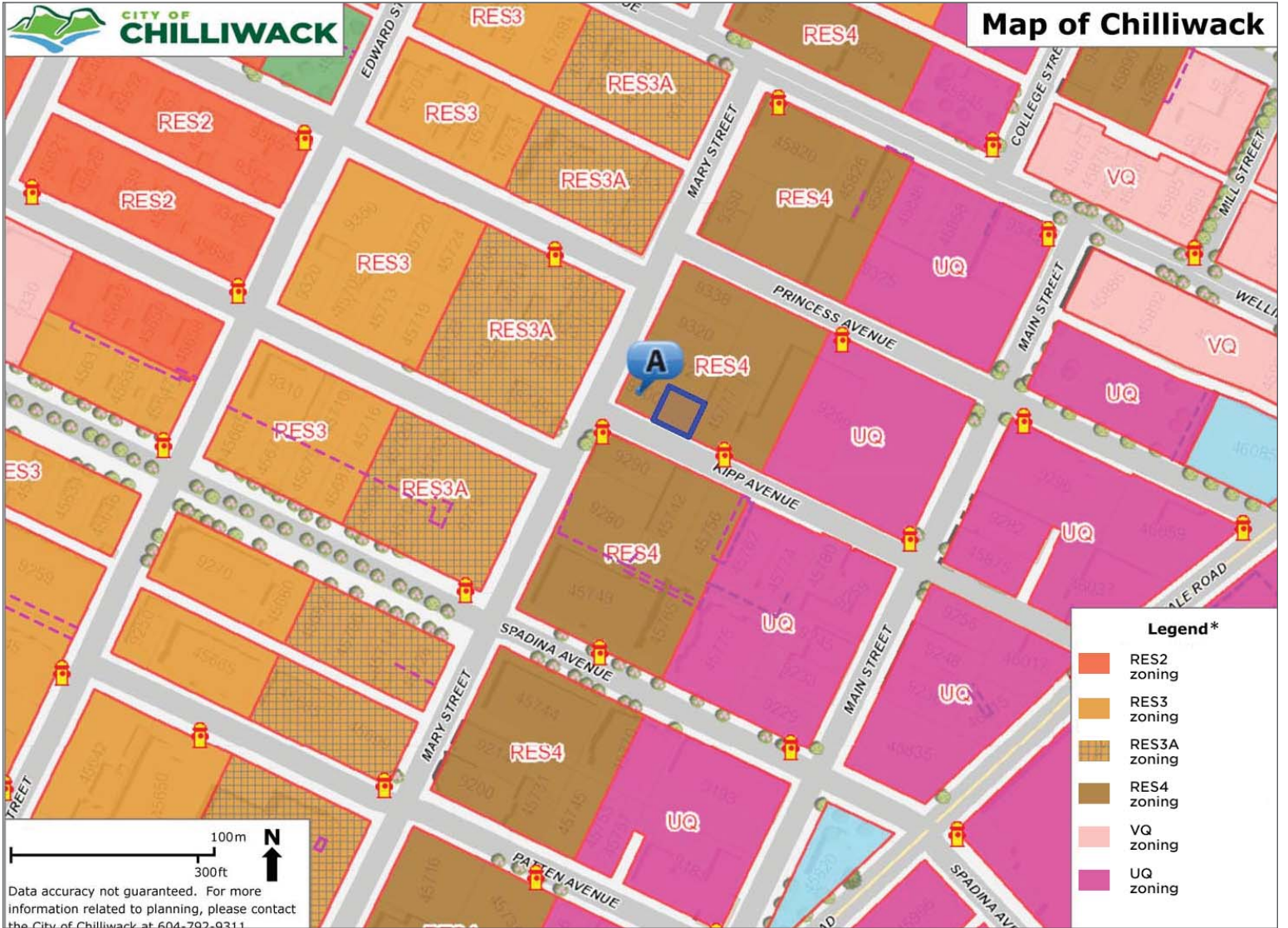
URBAN QUARTER (MIXED USE)

The intent of the Urban Quarter designation is to create a high density, vibrant, pedestrian friendly downtown core with a mix of housing, jobs, regional services and recreational opportunities.

Information obtained from City of Chilliwack.

* Buyer must verify





* As per City of Chilliwack OCP - Contact City of Chilliwack Planning Department for more information.

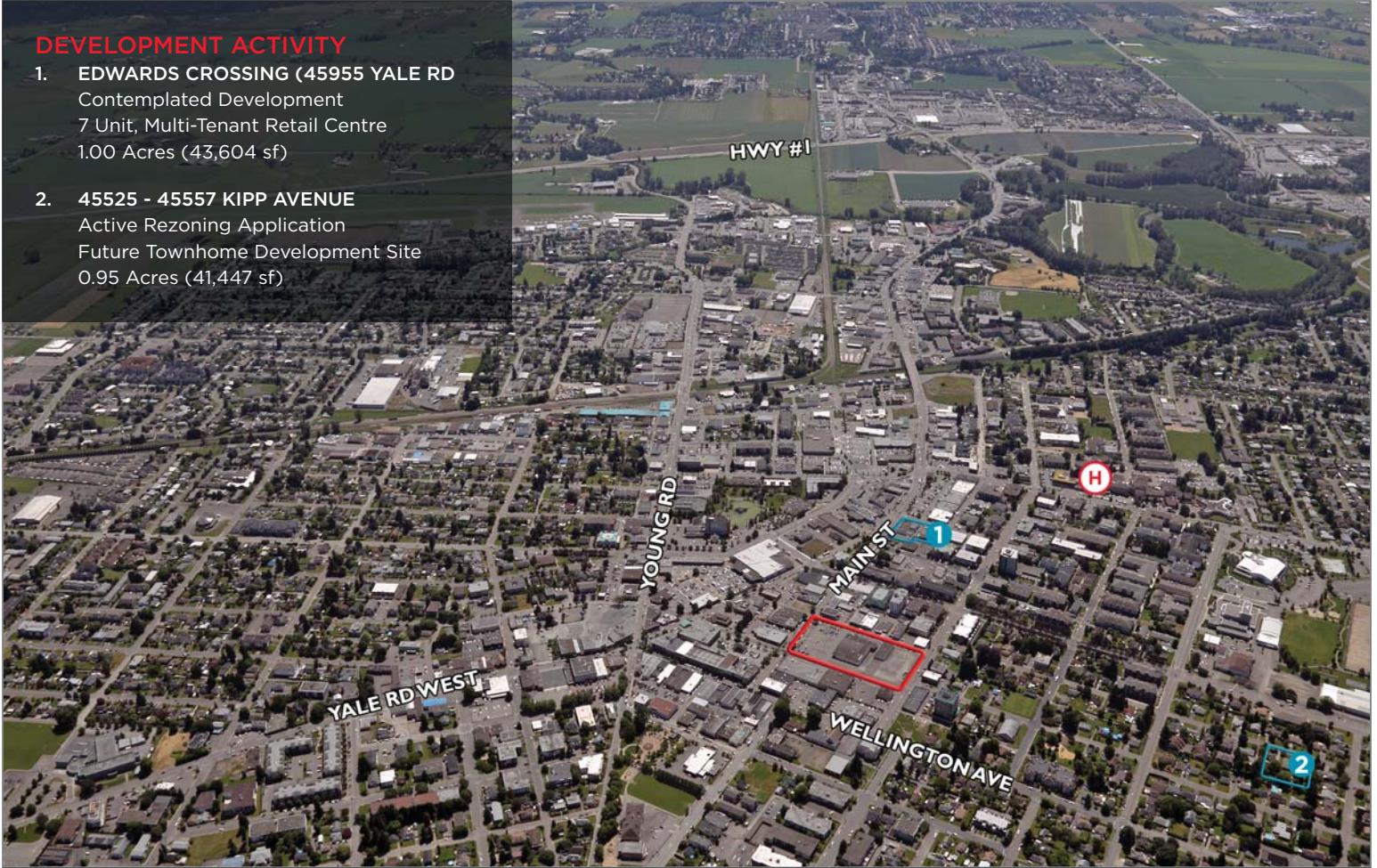


**CUSHMAN &
WAKEFIELD**

**FOR SALE
DEVELOPMENT LAND
ASSEMBLY
CHILLIWACK, BC**

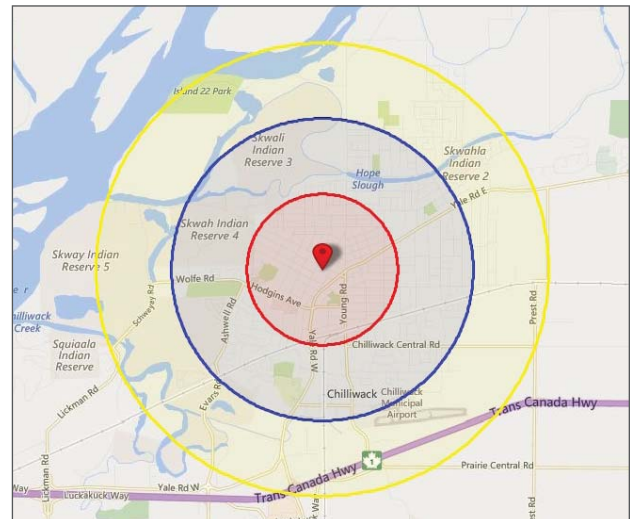
DEVELOPMENT ACTIVITY

- EDWARDS CROSSING (45955 YALE RD)**
Contemplated Development
7 Unit, Multi-Tenant Retail Centre
1.00 Acres (43,604 sf)
- 45525 - 45557 KIPP AVENUE**
Active Rezoning Application
Future Townhome Development Site
0.95 Acres (41,447 sf)



DEMOGRAPHIC INFORMATION	1 KM	3 KM	5 KM
POPULATION (2014 EST.)	9,818	26,645	32,637
POPULATION (2017 PROJECTED)	10,178	27,674	33,761
CHANGE IN POPULATION (%) 2014-2017	3.7%	3.9%	3.4%
MEDIAN AGE	44.1	40.6	40.1
AVG HOUSEHOLD INCOME (2014 EST.)	\$49,114	\$57,468	\$60,933
AVG HOUSEHOLD INCOME (2017 PROJECTED)	\$56,068	\$65,206	\$69,011

**Other demographics available upon request - contact listing agent.*



Harpreet Singh

Investment Sales
604 640 5870
harpreet.singh@ca.cushwake.com