

# Minter Gardens

Investment/Redevelopment  
Opportunity

52892 Bunker Road &  
9980 Llanberis Way  
Rosedale, BC

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## KEY FEATURES/HIGHLIGHTS

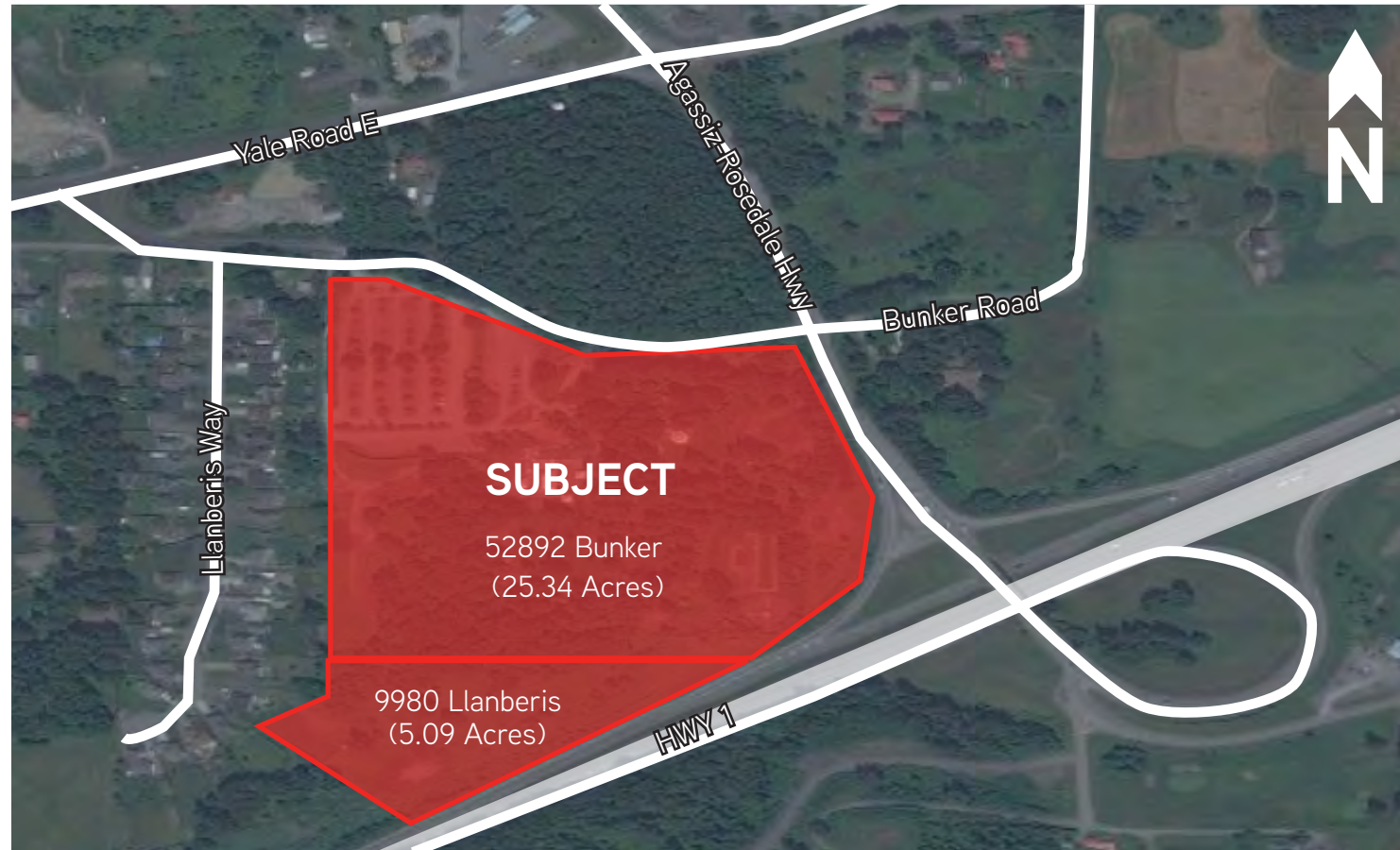
- > A 30+ Acre floral masterpiece
- > Income producing property
- > Residential/commercial redevelopment opportunity
- > Non-ALR (Agricultural Land Reserve) Land



# INVESTMENT/REDEVELOPMENT OPPORTUNITY

FOR SALE > 52892 Bunker Road & 9980 Llanberis Way, Rosedale, BC

## SITE AERIAL



## AREA DEMOGRAPHICS

Demographics	10 km Radius	15 km Radius
Population	13,326	58,702
Owned Dwellings	3,542	16,633
Rented Dwellings	1,181	7,198
Average household Income		
2012	\$70,490	\$61,123
2017 Projected	\$73,159	\$63,992

Drive Time	30 MIN	50 MIN	1 HOUR
	Abbotsford	Surrey	Vancouver

## OPPORTUNITY

### Scenario #1 - Investment

Minter Gardens officially closes on October 15<sup>th</sup>, 2013 but can potentially be reopened as an investment opportunity.

### Scenario #2 - Development

The Property may be considered for rezoning to residential or commercial use.

## LOCATION

The Property is located at the base of Mt. Cheam, 20km east of downtown Chilliwack and a 90 minute drive to Vancouver, BC.

Situated just north of the Trans-Canada Highway (HWY 1) and west of the Agassiz-Rosedale Highway, Minter Gardens offers 30+ Acres of magnificent floral tapestry.

## BUILDING FEATURES

- > Envision Conservatory - 347 Person Capacity
- > Trillium Conservatory - 113 Person Capacity
- > Trillium Dining Room - 93 Person Capacity
- > Trillium Tea Room - 55 Person Capacity
- > Patio - 75 Person Capacity
- > Gift Shop & Lobby

## TOPOGRAPHY

The Property has an irregular topography, having a substantial level and gravelled parking area towards its northwesterly extremity, level site area in the area of the conservatory/banquet/restaurant and main entry with the remainder of the site consisting of show gardens, topography ranging from approximately 30 metres to 50 metres above sea level.

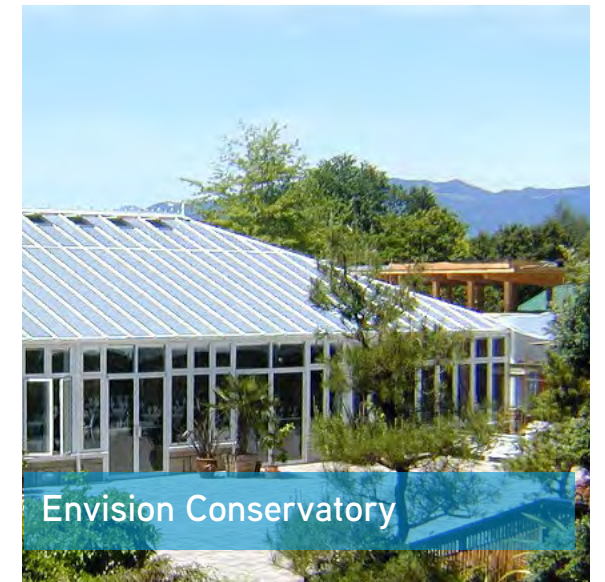
## ZONING

C-3 Tourist Recreation Commercial

The Fraser Valley Regional District (FVRD) will consider rezoning the property for Residential/Commercial use.

## ASKING PRICE

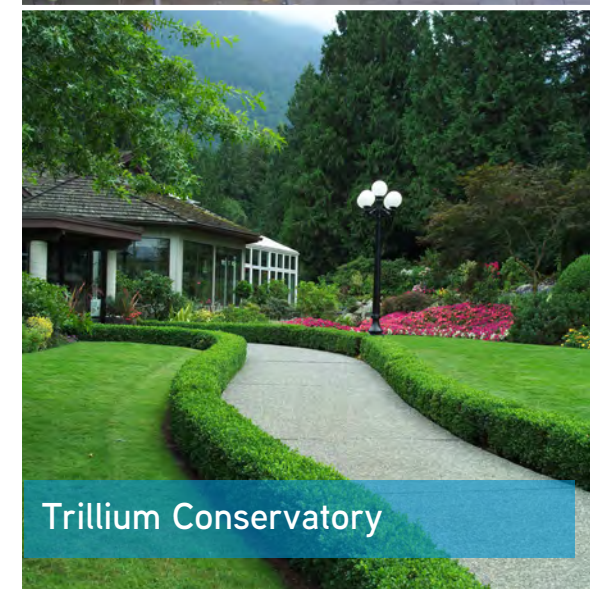
~~\$6,500,000~~ \$5,950,000



Envision Conservatory

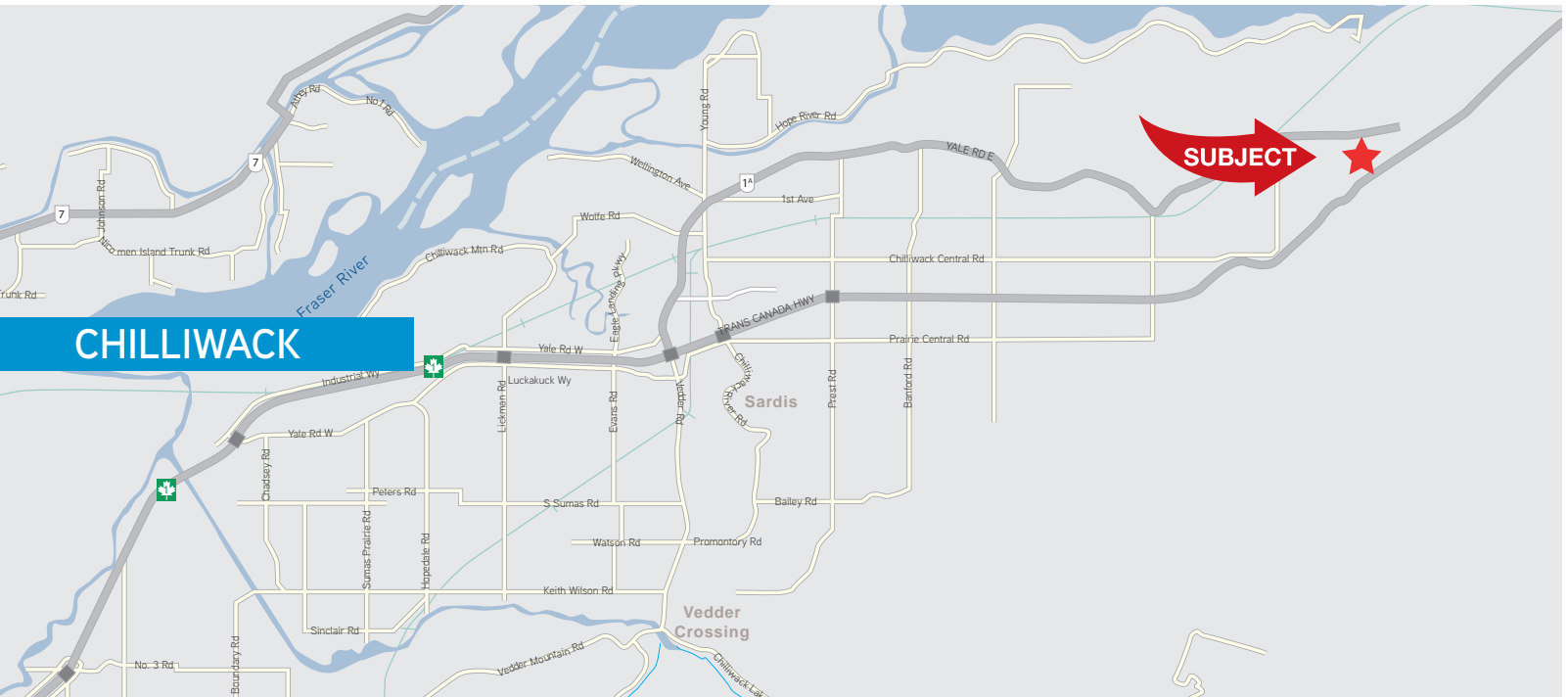
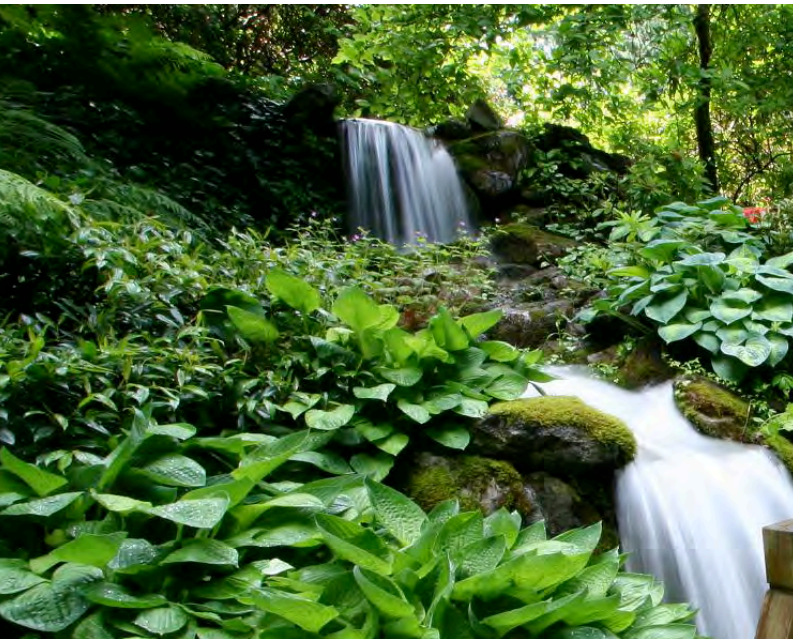


Envision Conservatory Cafe



Trillium Conservatory





## CONTACT US

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