

**HQ**

Commercial

# FOR SALE/LEASE

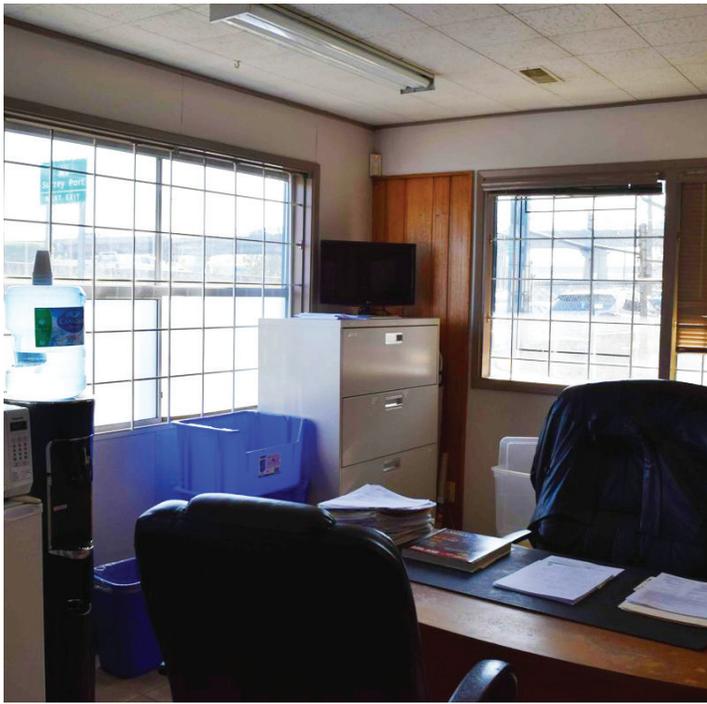
PRIME INDUSTRIAL PROPERTY WITH  
EXCEPTIONAL CONNECTIVITY

**12205 INDUSTRIAL ROAD,  
SURREY**



## OPPORTUNITY

Commercial investment property located at 45660 Airport Road, Chilliwack, BC, situated on the southeast corner of Airport Road and Yale Road, north of the Trans-Canada Highway. The subject property comprises one irregular-shaped legal lot with an approximate site area of 17,337 SF, zoned CSM (Service Commercial-Industrial Zone). The property is fully occupied by three (3) long-term commercial tenants, providing stabilized income. The location offers excellent exposure and proximity to major arterial routes, surrounding commercial developments, and nearby residential neighbourhoods within the city of Chilliwack. Airport Road is an east-west connector route and is fully improved with asphalt paving, curbs, sidewalks, street lighting, and above-ground wiring. The property is serviced with hydro, water, sanitary and storm sewers, natural gas, telephone, and benefits from adequate fire and police protection. Vehicular access is directly



SUMMARY

BUILDING	3,470 SF
ZONING	I-L LIGHT IMPACT INDUSTRIAL ZONE
PID	012-370-011
PROPERTY TAX (2025)	\$17,972.91
ADDITIONAL RENT	\$7.00 PSF
BASIC RENT	\$15.00 PSF
SALE PRICE	\$2,595,000

PROPERTY HIGHLIGHTS

Functional warehouse area complemented by office space, perfect for business operations.

Fully fenced and secure yard, ensuring safety and privacy.

A convenient 2-bedroom suite above the office, ideal for on-site living.

Strategically situated minutes from major transportation arteries, including Trans-Canada Highway and Port Mann Bridge, providing convenient access across Greater Vancouver.

Constructed in 1967, the building is situated on an approximately 10,759 SF lot.

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