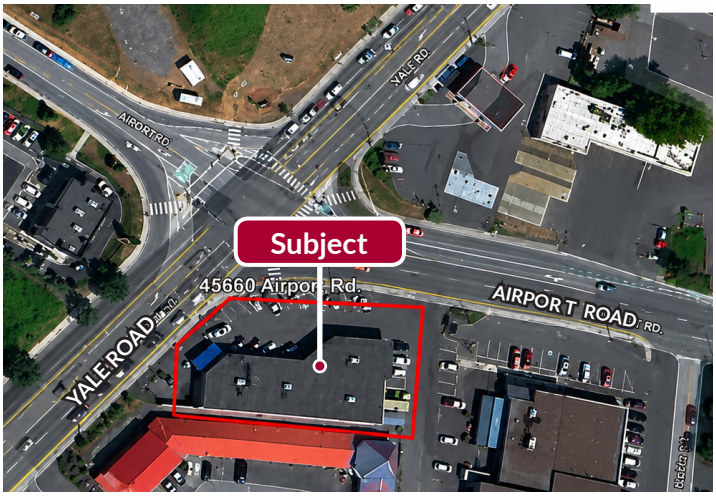
HQ Commercial

FOR SALE

RETAIL INVESTMENT / OWNER-USER OPPORTUNITY





OPPORTUNITY

This well-located multi-tenant commercial property is situated at the southeast corner of Airport Road and Yale Road in Chilliwack, just north of Highway 1. The property benefits from strong visibility, convenient access and an established commercial location supported by surrounding residential neighbourhoods. The property comprises approximately 6,589 SF on a 17,337 SF site, with two established commercial tenancies and approximately **3,238 SF** now available for lease or potential owner occupation. The available space provides a purchaser with the opportunity to secure a new tenant at market terms or potentially occupy a substantial portion of the building while benefiting from existing rental income.

Dean Thomas* CCIM
604 726 7137
deanthomas@hqcommercial.ca

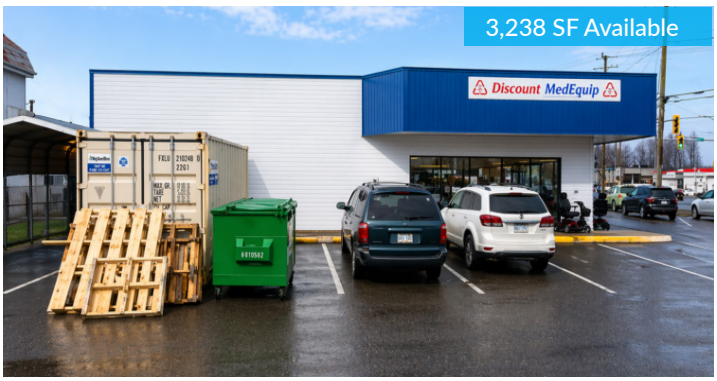
604 899 1122
604 604 4819
45660airportroad.com

HQ Commercial
1330 Granville Street
Vancouver BC V6Z 1M7









SUMMARY

BUILDING SIZE	6,589 SF
LAND SIZE	17,337 SF
ZONING	SERVICE COMMERCIAL-INDUSTRIAL (CSM)
PID	002-984-920
TAXES (2025)	$24,862.67
SALE PRICE	$3,500,000

Confidential financial information available upon signed NDA

BUILDING HIGHLIGHTS

— Prominent corner location at Airport Road & Yale Road

— Excellent exposure and convenient access

— Minutes from Highway 1 / Trans-Canada Highway

— CSM – Service Commercial Industrial zoning

— Full municipal services

— Existing on-site parking

— Opportunity to lease the available space at current market terms

— Two established commercial tenants with **3,238 SF** available for lease or owner occupation.

HQ Commercial

Dean Thomas* CCIM
604 726 7137
deanthomas@hqcommercial.ca

604 899 1122
604 604 4819
45660airportroad.com

HQ Commercial
1330 Granville Street
Vancouver BC V6Z 1M7

* Personal Real Estate Corporation

This document/email has been prepared by HQ Commercial for advertising and general information only. HQ Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HQ Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HQ Commercial and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.