

FOR SALE

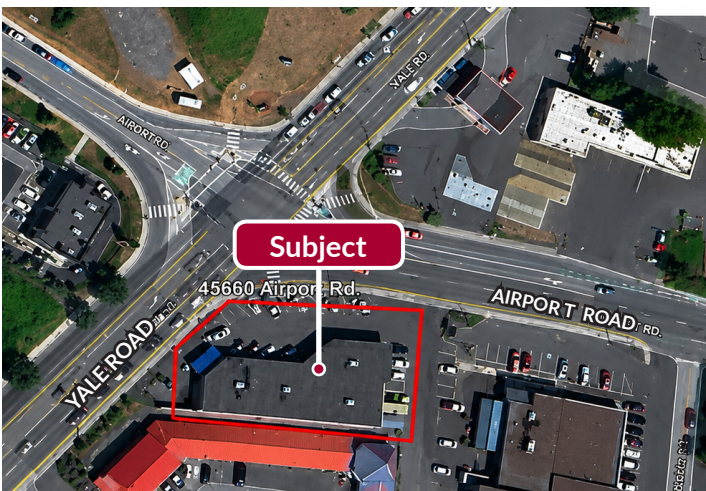
RETAIL INVESTMENT / OWNER-USER
OPPORTUNITY

45660 AIRPORT ROAD,
CHILLIWACK



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.



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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	\$3,750,000

BUILDING HIGHLIGHTS

Prominent corner location
at Airport Road & Yale Road

Full municipal services

Excellent exposure and
convenient access

Existing on-site parking

Minutes from Highway 1 /
Trans-Canada Highway

Opportunity to lease the
available space at current
market terms

CSM – Service Commercial
Industrial zoning

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

Confidential financial information available upon signed NDA

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