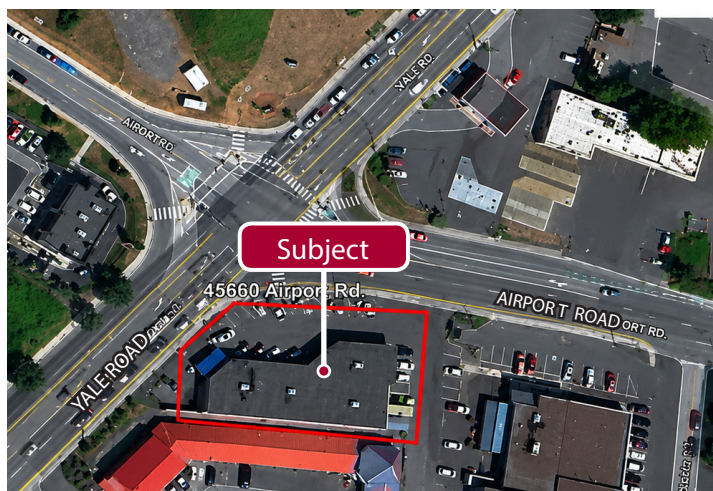
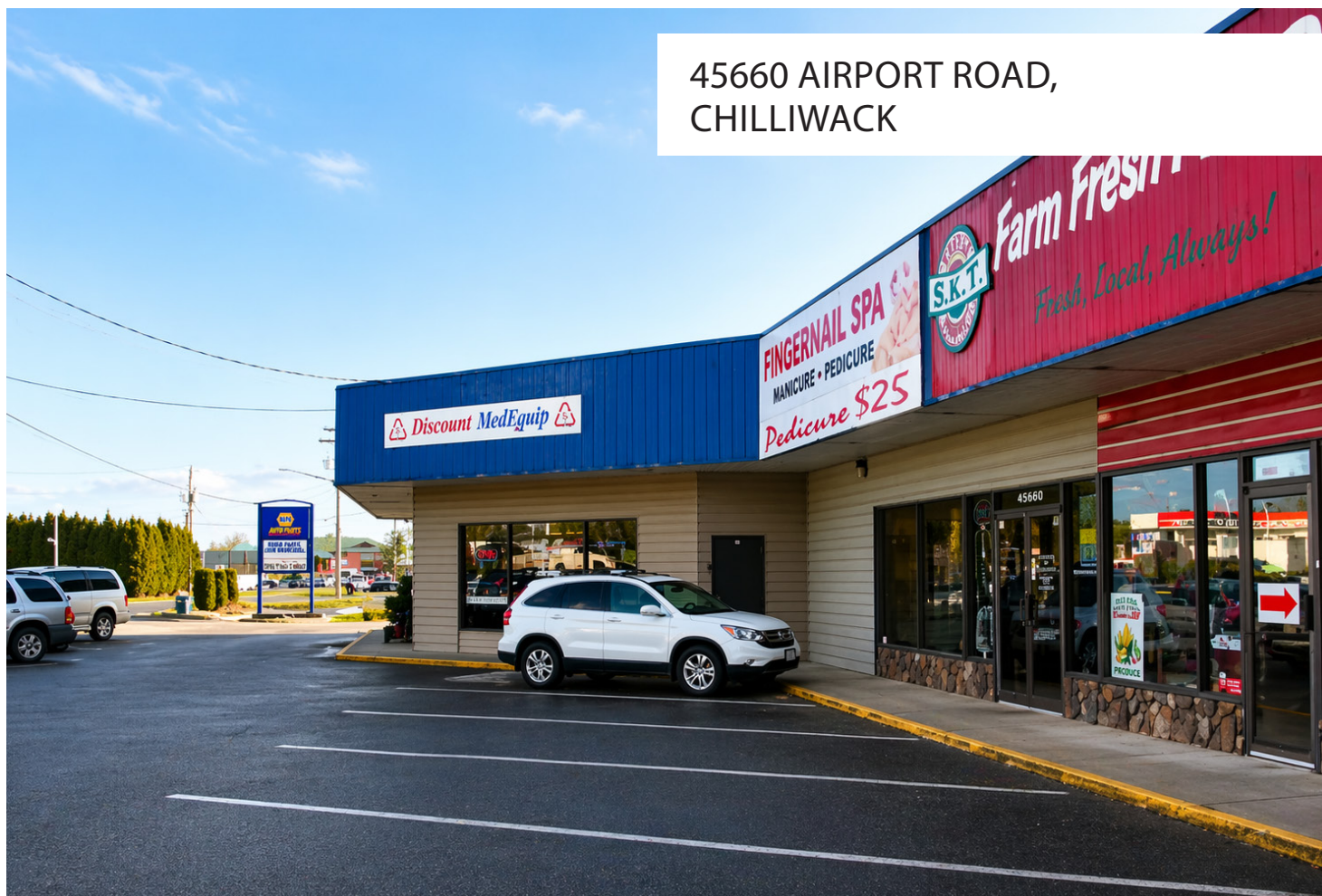


45660 AIRPORT ROAD,
CHILLIWACK



OPPORTUNITY

This well-located commercial investment property is situated at the southeast corner of Airport Road and Yale Road in Chilliwack, BC, just north of the Trans-Canada Highway. The property benefits from strong visibility and convenient access within an established commercial area supported by nearby residential neighbourhoods. Fully occupied by three long-term commercial tenants, the asset offers reliable, stabilized income in a growing Fraser Valley market. Its location along a key east-west connector route enhances accessibility and long-term investment appeal.

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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
CAP RATE	4.93%
SALE PRICE	\$3,800,000

BUILDING HIGHLIGHTS

- Fully leased to three long-term commercial tenants, providing stable income

Prominent corner location with strong exposure along Airport Road

Excellent connectivity to major arterial routes, including proximity to the Trans-Canada Highway

Excellent ambient light
- Fully improved roadway infrastructure, including sidewalks, curbs, street lighting, and asphalt paving

Serviced with full municipal utilities and supported by adequate fire and police protection

Built in 1976, offering a proven, enduring commercial structure

Confidential offering—Full details available upon signed NDA.

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* Personal Real Estate Corporation
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