

# FOR SALE

**8945 NOWELL STREET**  
CHILLIWACK, BC



**± 20,822 SQ. FT. DEVELOPMENT SITE**



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# FOR SALE

## 8945 NOWELL STREET CHILLIWACK, BC



### LOCATION

The Property is located on the northeast corner of Nowell Street and Norrish Avenue in the City of Chilliwack. Chilliwack is located 100 km east of Vancouver between Abbotsford and Bridal Falls.

Chilliwack is surrounded by mountains and home to recreational areas such as Cultus Lake and Chilliwack Lake Provincial Park. Urban growth throughout Metro Vancouver and the Fraser Valley has brought much prosperity to Chilliwack. Business development and residential growth over the past 20 years has created a prosperous community with an outstanding quality of life.

### SITE DESCRIPTION

The site totals ± 20,822 sq. ft. with frontage on Nowell Street of ± 160 feet and a depth of approximately of 155 feet. The site is rectangular in shape, fenced and level.

### LEGAL DESCRIPTION

PID: 009-642-528  
Lot "A" District Lot 341 Group 2 New Westminster District Plan 12130

### ENVIRONMENTAL

The Vendor has conducted on and off -site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial Oil will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). Prospective purchasers are encouraged to review these reports and the OTP including the schedules prior to submitting a Letter of Intent.

Imperial Oil expects to apply for a Certificate of Compliance in September of 2023. The property will be sold on the understanding the Vendor will provide a Certificate of Compliance as a condition of closing the sale.

### ZONING

#### M2 (Service Industrial)

The Official Community Plan designates the property as General Industrial. Both zoning classifications provide for a variety of manufacturing, warehousing and industrial uses and services.

### PROPERTY TAXES (2022)

\$8,971.59

### ASKING PRICE

\$1,050,000

### OFFERING PROCESS

The Vendor, Imperial Oil Limited (IOL), will consider the submission of Letters of Intent (LOI) on IOL's standard form, a copy of which shall be provided to qualified purchasers, and a copy of which is included in the Confidential Data Room. All Letters of Intent must be received by the Vendor's Exclusive Agent, Cushman & Wakefield ULC.



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC (04/23/bg)