

MAJOR PRICE REDUCTION

35+ ACRE RIVERFRONT PROPERTY WITH WATER LOT IN CHILLIWACK



FOR SALE/LEASE

45745 CARTMELL ROAD
Chilliwack, BC



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OPPORTUNITY

To lease or purchase a 100% freehold interest in a rare riverfront property located in Chilliwack, BC. Located on Cartmell Road, 400 meters west of Young Road, the Property totals approximately 35.3 acres with approximately 10 acres of M4 (Heavy Industrial) zoned dry land and an approximately 25.15 acre Water Lot zoned RSV1 (Limited Use Reserve Zone).

GROSS AREA

±35.3 acres

USABLE AREA

Approximately 10 acres. The site has been filled above the flood plane with structural fill and fenced.

LEGAL DESCRIPTION

Lot 3 Except: Parcel "A" Reference Plan 67230; District Lot 421 Group 2 New Westminster District Plan 46101

ZONING/PERMITTED USES

- M4 (Heavy Industrial)
- General/Light Manufacturing
 - Heavy Industrial
 - Warehousing
 - Food processing
 - Open storage

SERVICES

3-Phase power

TAXES (2022)

\$27,010.14

ENVIRONMENTAL

The site has been remediated, with clean Phase 2.

FINANCING

Clear Title

LEASE RATE

\$2.50 psf, net

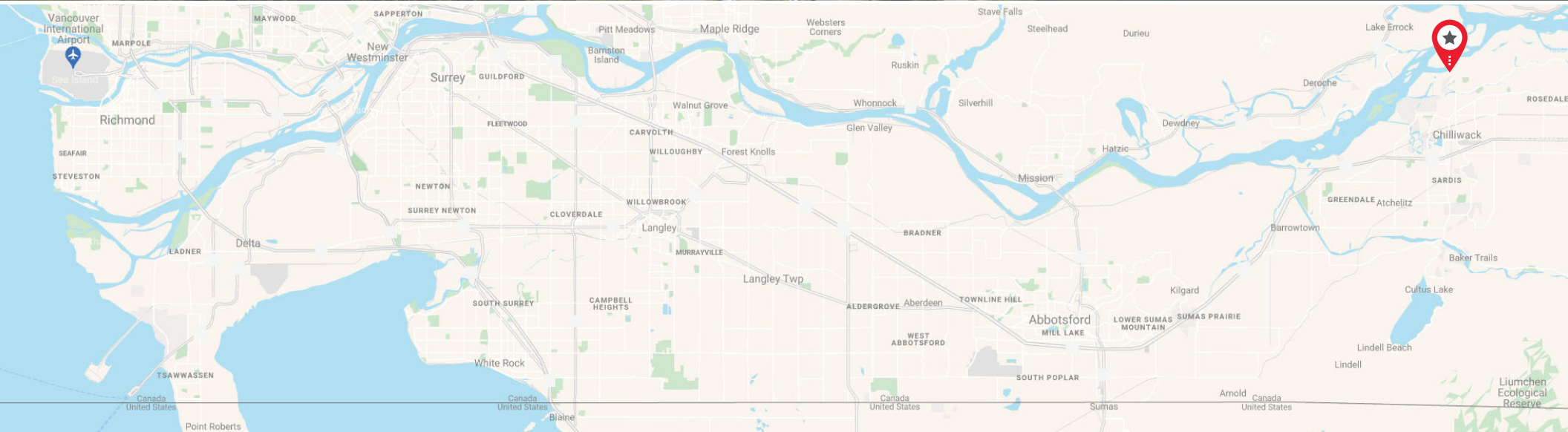
PRICE

~~\$10,800,000~~ **\$15,000,000** (\$1,500,000 per usable acre)





CUSHMAN & WAKEFIELD
FOR SALE/LEASE
BY BRYAN ALSTINE
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