

# EXCLUSIVELY OFFERED FOR SALE



## 11.622 Acres

**604-817-7338**

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[www.donmunrorealestate.com](http://www.donmunrorealestate.com)



Don Munro Personal  
Real Estate Corporation



**43645 INDUSTRIAL WAY & 43701 INDUSTRIAL WAY**  
**ALL OFFERS WILL BE REVIEWED MAY 2, 2022**

**Improvement Land:** +/-11.622 Acres, 2 Titles

**PID:** 029-404-843 (43645 Industrial Way) **6.622 Acres**  
003-743-128 (43701 Industrial Way) **5 Acres**

**Legal:**

LOT A DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER  
DISTRICT PLAN EPP42690 (43645 Industrial Way)

LOT 27 DISTRICT LOT 72 GROUP 2 NEW  
WESTMINSTER DISTRICT PLAN 66063 (43741  
Industrial Way)

**Zoning:** M5

**Taxes:** 43645 Industrial Way - \$128,244.80 (2021)  
43701 Industrial Way - \$98,871.65 (2021)



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### **1 – 43645 INDUSTRIAL WAY - 6.622 ACRES**

The subject property is located at 43645 Industrial Way. This 6.622 acre industrial site, which lies within the Village West Industrial Area of Chilliwack, features 5,892 sq.ft. of buildings. It has excellent highway exposure and is located near the Lickman Road freeway interchange. The storage yard is gravelled and the parking and driveway areas at the shop and front entrance are paved. The property has a perimeter screening fence.

### **2 – 43701 INDUSTRIAL WAY - 5 ACRES**

The subject property is located at 43701 Industrial Way. This industrial site, which lies within the Village West Industrial Area of Chilliwack, features 10,404 sq.ft. of buildings. The yard is gravelled and has a perimeter screening fence. It has excellent highway exposure and is located near the Lickman Road freeway interchange. This is all located on a 5 acre lot





## About Chilliwack

As part of the Greater Vancouver/Lower Mainland Economic Region, Chilliwack enjoys some of the same benefits as Vancouver: Canada's low cost dollar, proximity to major markets (the Pacific Rim), and easy access to the United States. Even with all these benefits, Chilliwack has more to offer with a lower cost of living and competitive labour, energy, land and housing costs. With a growing population of 113,676, an ever-expanding infrastructure of leisure facilities, a mild climate, a vast array of recreational opportunities, shopping, arts and culture and a continuously growing education district (Canada Education Park), Chilliwack is fast becoming the destination of choice for many new businesses and residents. In fact, major corporations, like Molson Coors Factory, Convergys, Kal-Tire, IMW Industries, Rogers Foods, Ritchie Bros. Auctioneers and Coast Hotels and Resorts have discovered these competitive advantages and have chosen to establish operations in Chilliwack. Competitive costs, combined with a strong economy and a superb quality of life, make Chilliwack one of the best places in the world to locate a business.



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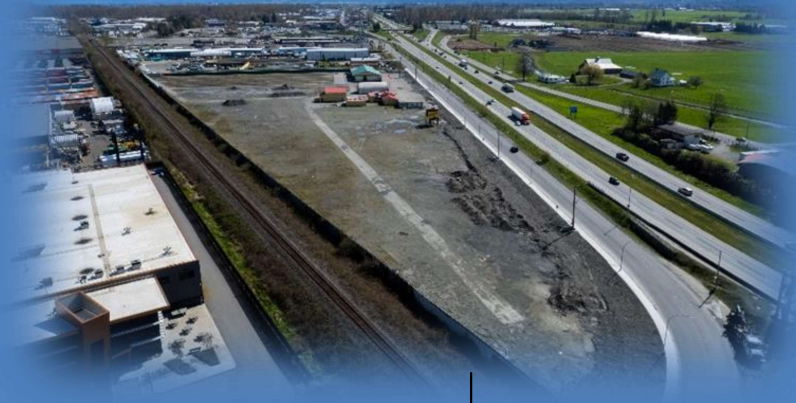


Trans Canada Highway

Subject Property

Lickman Road Exchange

Evans Road Exchange



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