

# EXCLUSIVELY OFFERED FOR SALE



## 4.99 Acres

**604-817-7338**

[botsoldmunro@gmail.com](mailto:botsoldmunro@gmail.com)

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



Don Munro Personal  
Real Estate Corporation



**43701 INDUSTRIAL WAY**

**Improvement Land: +/-4.99 Acres**

**PID: 003-743-128 (43701 Industrial Way) 4.99 Acres**

**Legal: LOT 27 DISTRICT LOT 72 GROUP 2 NEW  
WESTMINSTER DISTRICT PLAN 66063**

**Zoning: M5**

**Taxes: \$98,871.65 (2021)**



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### **43701 INDUSTRIAL WAY - 4.99 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 4.99 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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