

# EXCLUSIVELY OFFERED FOR SALE



## 3.805 Acres

604-817-7338

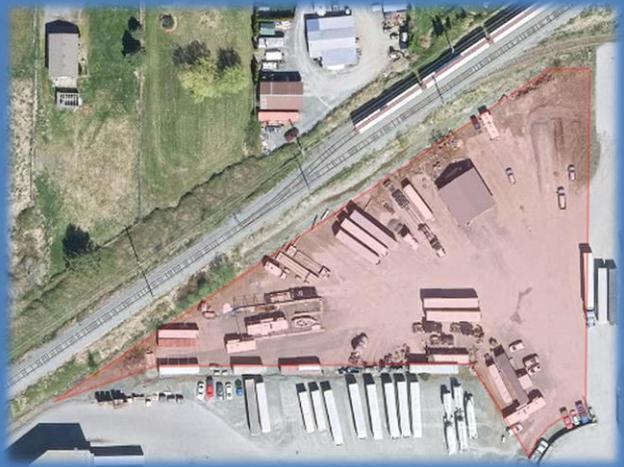
[botsoldmunro@gmail.com](mailto:botsoldmunro@gmail.com)

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## 44361 Simpson Road

**Size:** 1.885 Acres

**PID:** 025-490-320

**Legal:** LOT 8 DISTRICT LOT 373A GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP1225

**Zoning:** M3

**Taxes:** \$25,038.59 (2022)



## 44387 Simpson Road

**Size:** 1.92 Acres

**PID:** 026-975-408

**Legal:** LOT 9 DISTRICT LOT 373A GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP28469

**Zoning:** M3

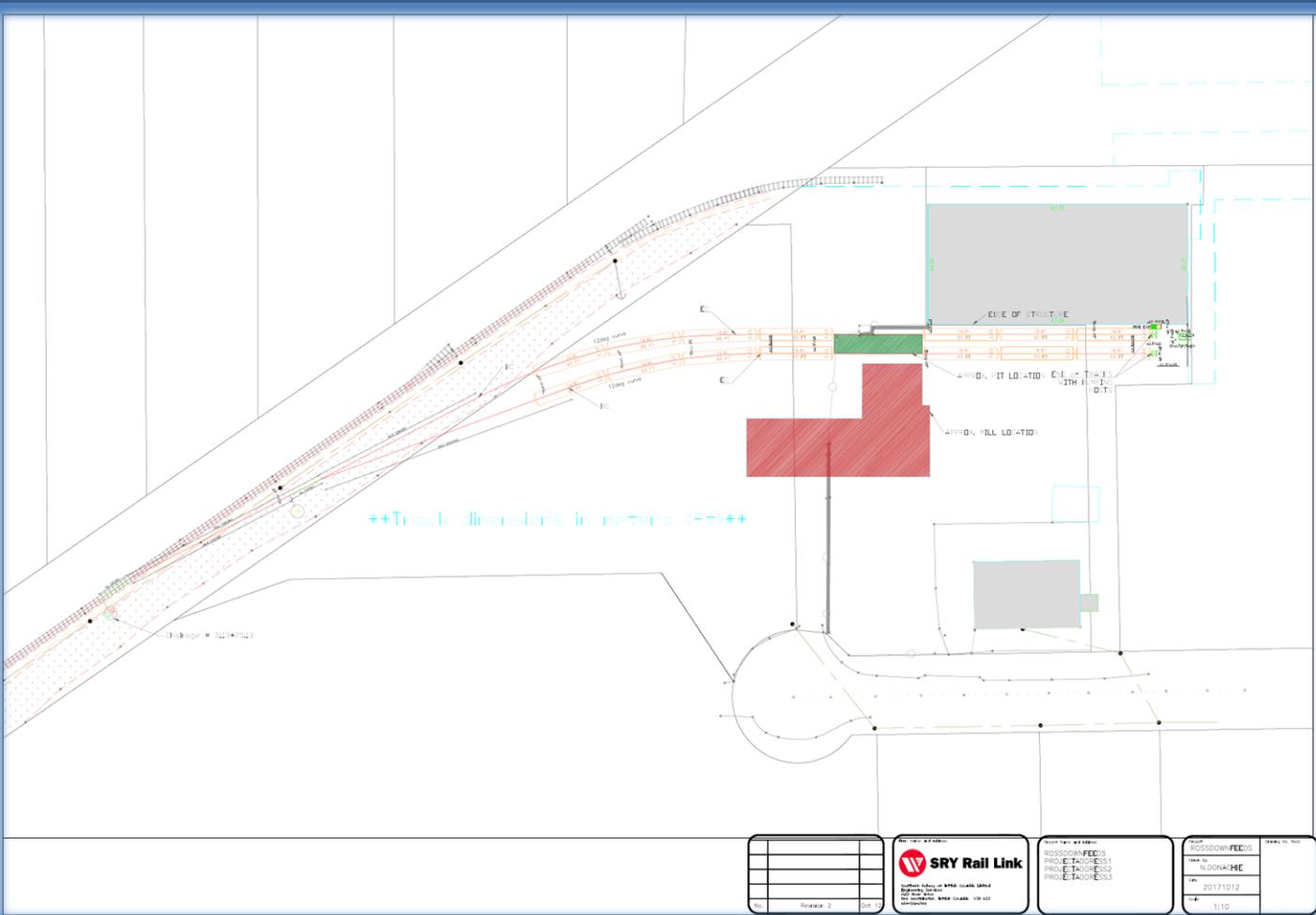
**Taxes:** \$31,385.64 (2022)

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# PRICE: \$14,000,000.00

The subject properties are located at 44361 & 44387 Simpson Road. This industrial site, which lies within the Village West Industrial Area of Chilliwack, features A +/-5,070 sq. ft. building on 3.805 Acres with two titles. It has excellent railway exposure and is located near the Lickman Road freeway interchange.

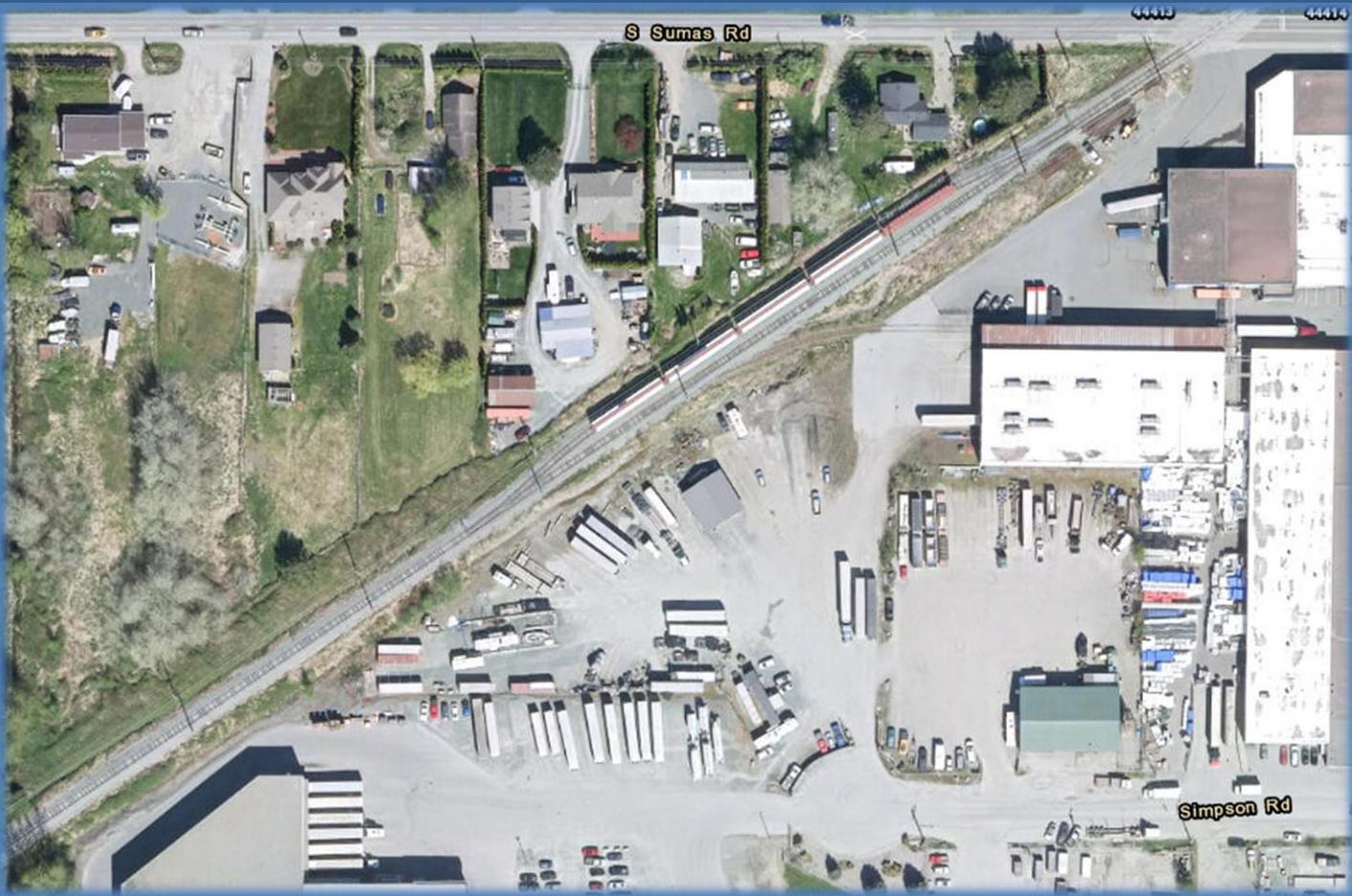
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**Sutton**  
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**About Chilliwack**

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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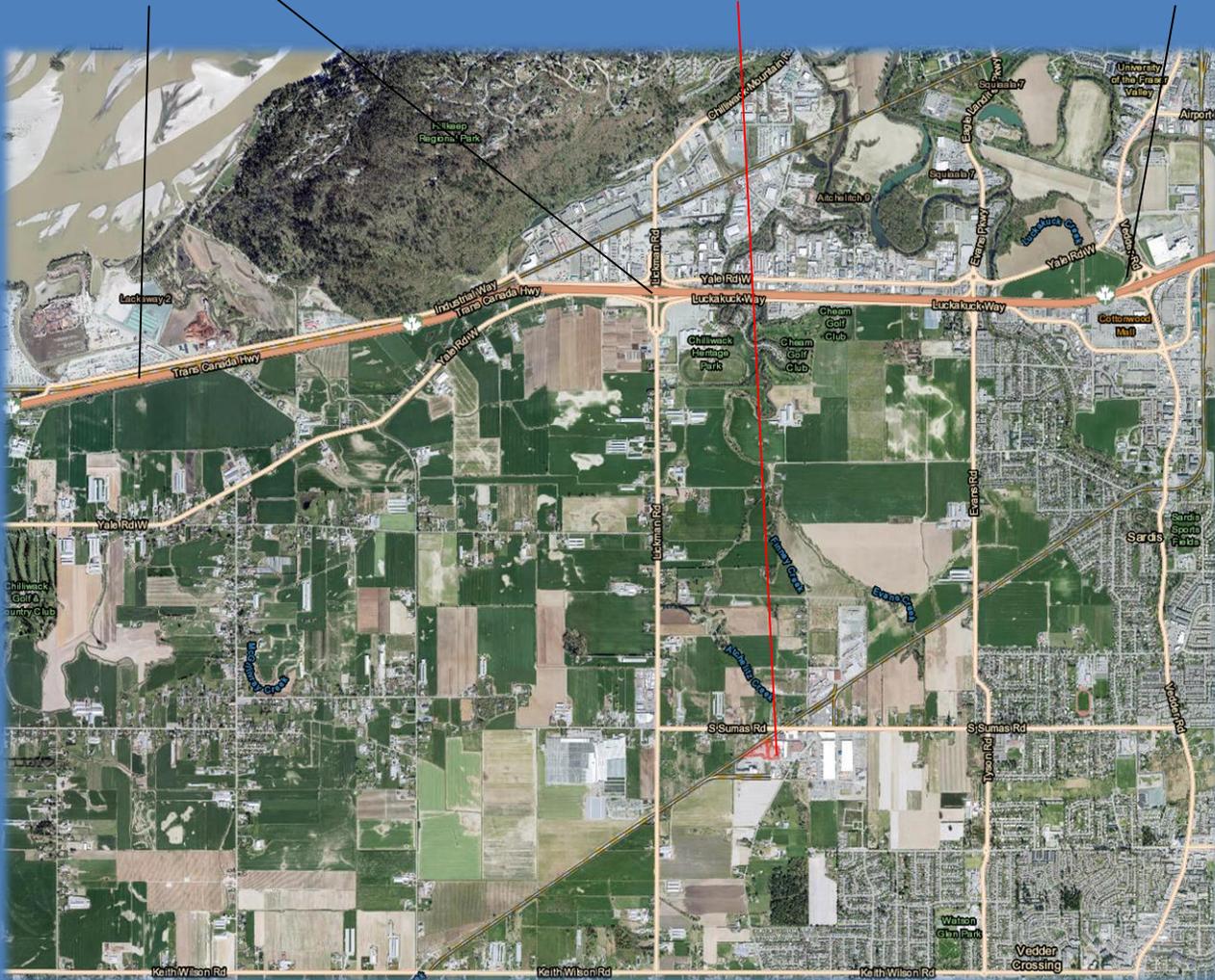
Trans Canada Highway

Lickman Road Exchange

# Subject Properties



Vedder Road Exchange



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