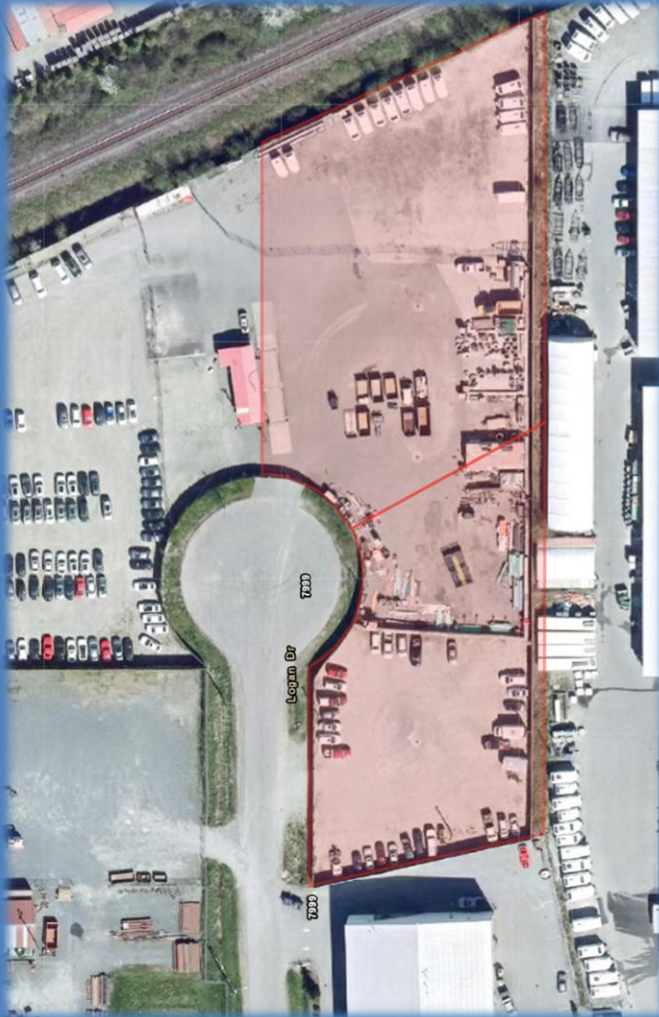


EXCLUSIVELY OFFERED FOR SALE



2.17 Acres

604-817-7338

botsoldmunro@gmail.com

www.donmunrorealestate.com



Don Munro Personal
Real Estate Corporation



7976 Logan Drive

Size: 1.26 Acres

PID: 005-697-247

Legal: LOT 25 DISTRICT LOT 72 GROUP
2 NEW WESTMINSTER
DISTRICT PLAN 58514

Zoning: M5

Taxes: \$36,419.55 (2025)



7940 Logan Drive

Size: 0.91 Acres

PID: 005-697-247

Legal: LOT 26 DISTRICT LOT 72 GROUP 2
NEW WESTMINSTER DISTRICT P

Zoning: M5

Taxes: \$28,077.52 (2025)



Prime Development Opportunity on Logan Drive

An excellent chance to secure two vacant lots in a strategic Chilliwack location. Both properties are fully fenced with chain link, offering security and a clear layout for future development.

Location Advantage

Situated just north of the **Lickman Road and Highway 1 interchange**, these lots benefit from outstanding accessibility. The properties are in close proximity to thriving commercial, industrial, and residential areas. Easy access to **Highway #1** allows businesses to efficiently service the entire Fraser Valley and points west. The immediate area features a strong mix of both new and well-established businesses in the industrial and service commercial sectors, underscoring the growth and long-term potential of this location.

Services & Utilities

Hydro and municipal water are available along Logan Drive.

Sanitary sewer not currently at the lots; disposal options include an **engineered on-site septic system** or connection to the **municipal forced sewer main** located approximately 950 feet southeast near 43851 Industrial Way.

Highlights

Two side-by-side vacant parcels

Secure chain link fencing is in place

Flexible servicing options for future development

Prime highway-accessible location with a strong surrounding business base

These properties present excellent potential for a wide range of uses, whether you're looking to build, invest, or hold for future growth.



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FOR PRICE PLEASE CALL LISTING AGENT

The subject properties are located at 7940, 7955 & 7976 Logan Drive. This industrial site, which lies within the Village West Industrial Area of Chilliwack, features 3.57 Acres with three titles. It has excellent freeway exposure and is located near the Lickman Road freeway interchange.



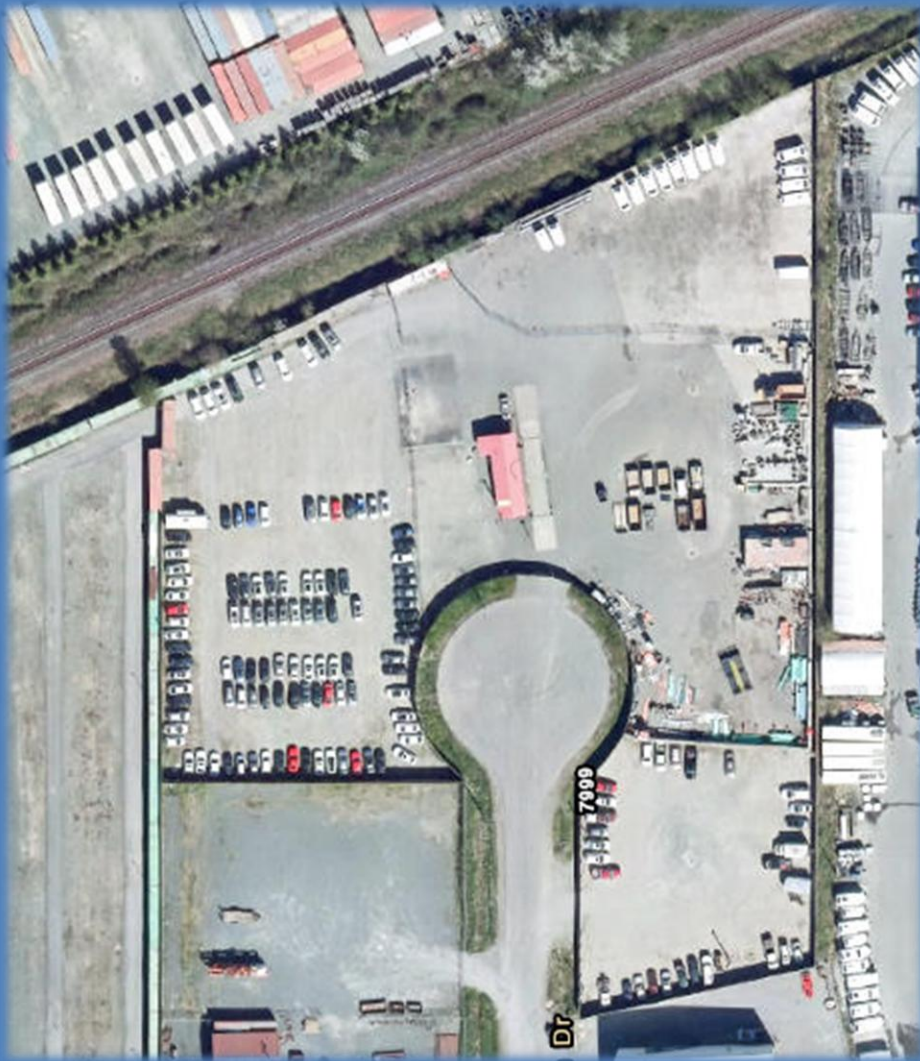
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About Chilliwack

As part of the Greater Vancouver/Lower Mainland Economic Region, Chilliwack enjoys some of the same benefits as Vancouver: 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, Red Bull, Five Corners Meat Co (formerly Vantage Foods), Puratos Canada Inc (formerly Sandel Foods), Berryhill Foods, Northcoast Building Products, Southern Irrigation, Ritchie Bros. Auctioneers, Kal Tire, and Nestle 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

Evans Road Exchange



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