



**FOR SALE
BY COURT
ORDER**

**DEVELOPMENT
READY,
PRE-ZONED
INDUSTRIAL LAND
IN CHILLIWACK**

8300 Aitken Road
Chilliwack, BC

- 5.461 Acres (237,881 SF) (Net: 3.20 Acres (139,392 SF)) industrial site
- Located within close proximity to Highway No. 1
- Environmental, Geotechnical and Riparian Reports completed
- ALL OFFERS ARE SUBJECT TO COURT APPROVAL

Colliers
INTERNATIONAL

LOCATED IN CHILLIWACK'S INDUSTRIAL CENTRE

SALIENT FACTS

Civic Address:	8300 Aitken Road, Chilliwack, BC
Legal Address:	PID: 028-177-398 Lot 2 District Lots 269 and 810 Group 2 New Westminster District Plan EPP5987
Location:	North of Highway 1, in between the Lickman Road and Evans Road exits, and just off of Aitken Road
Site Size:	Gross: 5.461 Acres (237,881 SF) Net: 3.20 Acres (139,392 SF)*
Zoning:	M5 (Industrial Salvage) - 91% RSV1 (Limited Use Reserve) - 9%
Designated Land Use:	General Industrial (IG)
Gross Taxes (2019):	\$22,034.06

**Approximate measurement from the City of Chilliwack's GIS system.*

PRICE: \$3,800,000



PROPERTY HIGHLIGHTS

- Excellent location, minutes from Highway 1 and Downtown Chilliwack
- In-place M5 zoning
- Potential for M6 zoning, pending 3rd reading to allow a medical marijuana production facility
- Environmental, Geotechnical and Riparian Reports completed



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6

minute drive to access
Highway No. 1

35

minute drive to Sumas
Border Crossing

27

minute drive to Abbotsford
International Airport

8300 AITKEN ROAD

CHILLIWACK, BC



LOCATION

The Property is located North of Highway 1, in between the Lickman Road and Evans Road exits, and just off of Aitken Road in Chilliwack's Industrial centre.

EXISTING ZONING

Currently zoned 91% M5 (Industrial Salvage) and 9% RSV1 (Limited Use Reserve).

The property will allow uses under the M5 Zoning Bylaw subject to an environmental protection agency's review of the impact to the existing riparian area as well as First Nation's review depending on the development application's specified use. It is our understanding that at the time of this report an application was submitted to the City of Chilliwack to rezone the property to M6 (Special Industrial Zone).



LAND USE DESIGNATION

General Industrial

Maximum 1.0 FAR up to 3-storeys.

Permitted Uses include: Manufacturing, warehousing, and industrial services, Accessory office and sale outlet of the principal industrial use, Commercial services that cater to the industrial workers, Select heavier industrial uses (already existing) that have sound management of nuisance (noise, dust, odor and fume).





OFFERING PROCESS

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendor.

All Offers are subject to Court Approval

DYLAN SOHI

Personal Real Estate Corporation
Senior Associate
604 661 0818
dylan.sohi@colliers.com

MIKE GREWAL

Personal Real Estate Corporation
Associate Vice President
604 694 7200
mike.grewal@colliers.com

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Colliers International
13450 102 Avenue, Suite 1850
Surrey, BC | V3T 5X3
1 604 681 4111
collierscanada.com

