

42231 YARROW CENTRAL ROAD, CHILLIWACK
LIQUOR AND CONVENIENCE STORE WITH PROPERTY FOR SALE

**FOR
SALE**



WILLIAM | WRIGHT

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PRIME INVESTMENT OPPORTUNITY LIQUOR AND CONVENIENCE STORE WITH PROPERTY FOR SALE

Are you seeking a lucrative investment opportunity in the bustling retail sector? Look no further than this exceptional offering: a well-established liquor and convenience store business, complete with the property, now available for sale. Situated in a high-traffic location, this turnkey operation presents an enticing prospect for seasoned investors and aspiring entrepreneurs alike.

The property is improved with one single storey freestanding retail building containing a total gross floor area of 6,172 square feet, including approximately 5,000 square feet of commercial space and 1,172 square feet of residential space, contained in a three-bedroom suite located at the rear of the building.

Don't miss out on this exceptional opportunity to acquire a profitable liquor and convenience store business with the added benefit of property ownership. Whether you're a seasoned investor looking to expand your portfolio or an aspiring entrepreneur ready to embark on a new venture, this offering promises substantial returns and long-term success. Act now to capitalize on this prime investment opportunity!



PROPERTY HIGHLIGHTS

- Profitable Revenue Streams
- Expansion Potential
- Diverse Product Range
- Property Ownership

LOT SIZE

+/- 0.31 Acres

NET RENTABLE SIZE

+/- 6,172 SQFT

ZONING

C2

PROPERTY TAXES

\$11,871.17

PID

011-227-958

LEGAL DESCRIPTION

LOT 258 DISTRICT LOT 83 GROUP 2 NEW
WESTMINSTER DISTRICT PLAN 63642

PRICE

Contact Listing Agents

FOR SALE

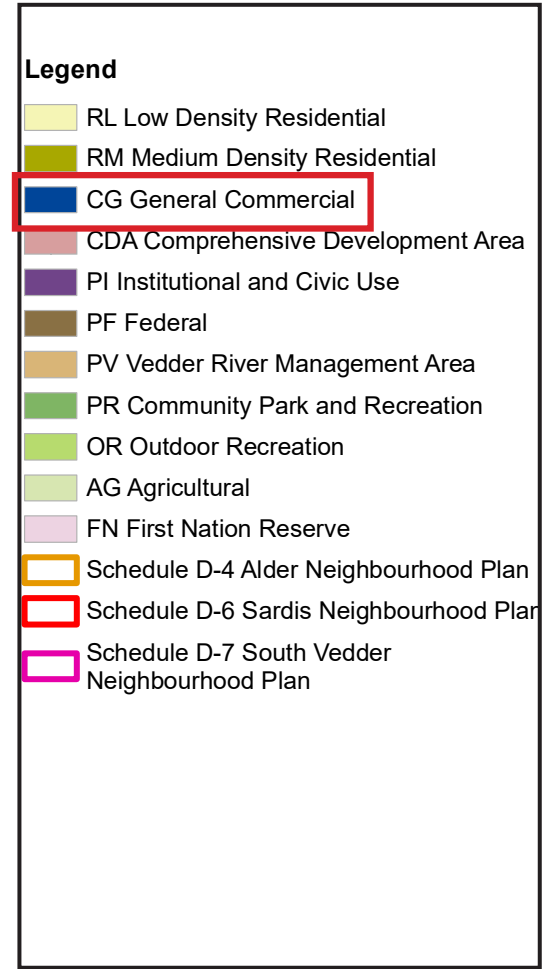
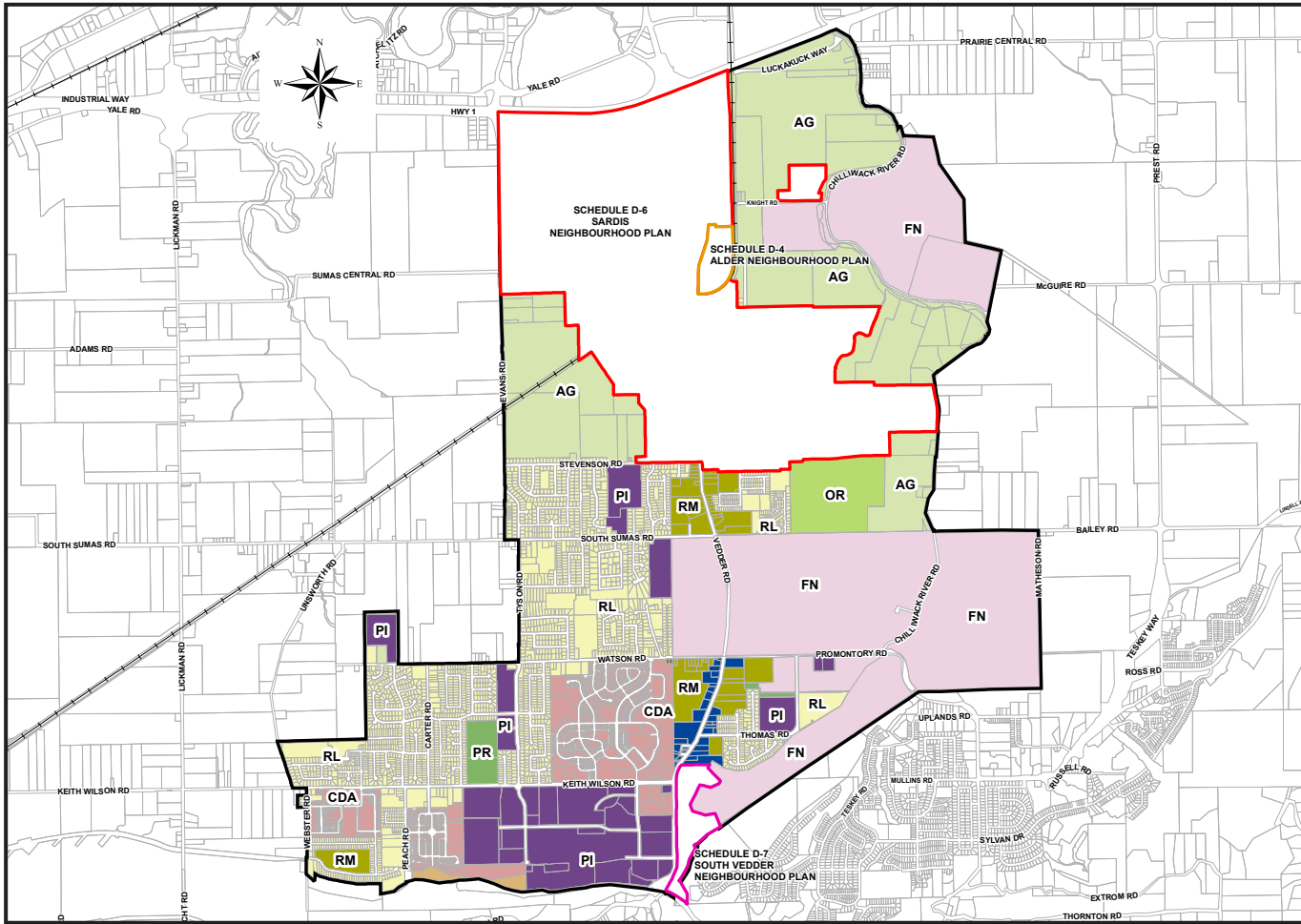
Adjoining property
42239 Yarrow Central Road
is also available for sale



42231 YARROW CENTRAL ROAD



42239 YARROW CENTRAL ROAD



LAND USE DETAILS

The City of Chilliwack Official Community Plan designates the General Land use for the property as General Commercial. The intent of this designation is to reinforce community cores as business centres, encourage main street development and support neighbourhood commercial development at strategic locations.

DENSITY

Maximum 1.5 FAR (floor area ratio).

HEIGHT

Mixed commercial-residential development - up to 6 storeys; commercial development - up to 4 storeys; 3 storeys or lower in rural communities where the required service capacities are available.

ZONING

The Zoning for the property is C-2, a Local Commercial classification which regulates maximum gross floor area through parking, setback and landscaping requirements.



FINANCIAL HIGHLIGHTS

Financial details, including revenue, profit margins, and expenses, will be provided to serious inquiries upon request. This business presents a compelling investment opportunity with the potential for attractive returns on investment.



WHY INVEST

STABLE REVENUE

The liquor and convenience store industry is known for its consistent demand, providing a stable source of revenue even during economic downturns.

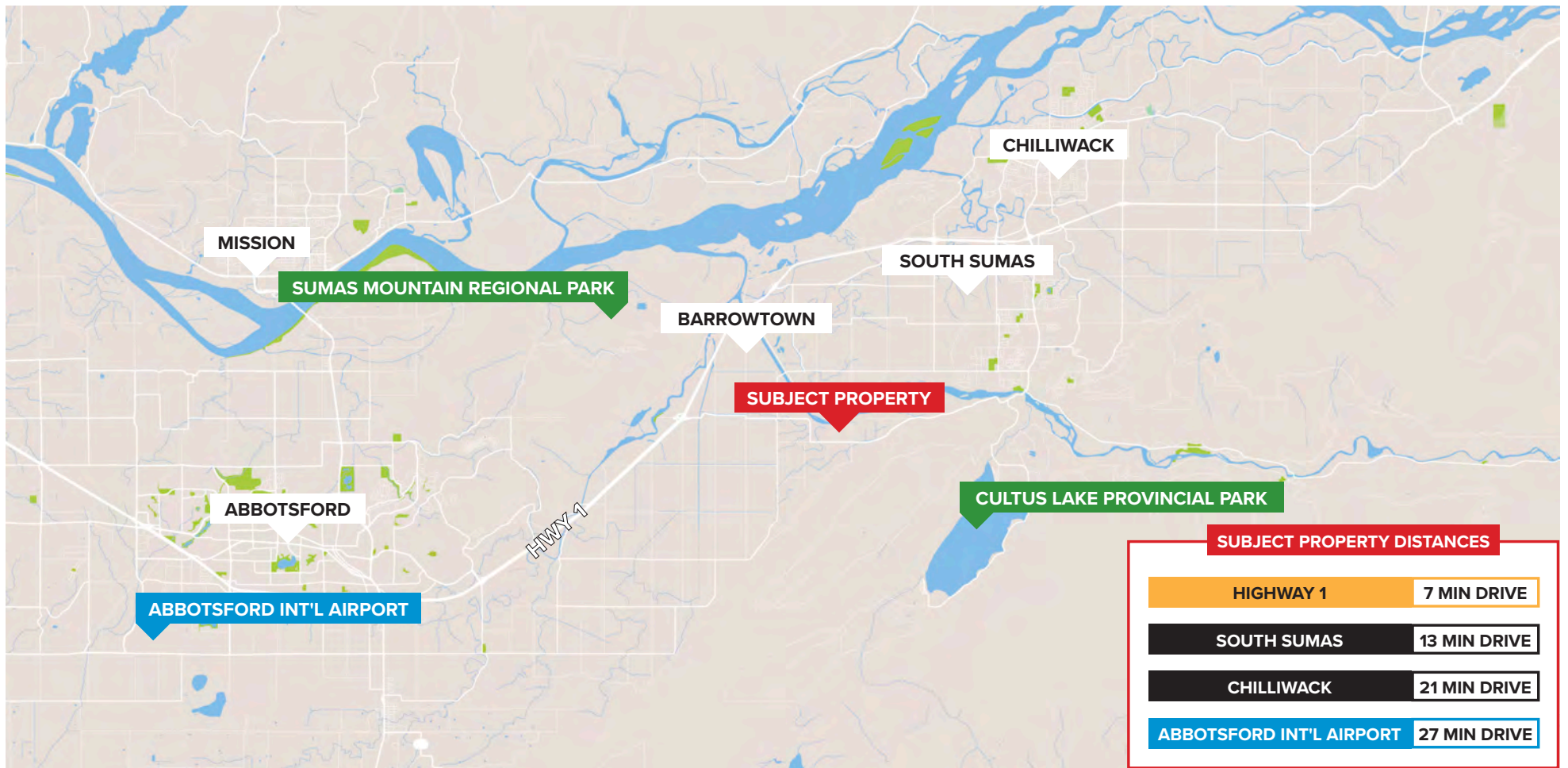
PROPERTY OWNERSHIP

Acquiring both the business and the property ensures long-term security and potential for capital appreciation.

TURNKEY OPERATION

With an established business model and trained staff in place, the transition to new ownership is seamless, minimizing operational disruptions.





LOCATION

Nestled in a vibrant community with a growing population, this liquor and convenience store enjoys prime positioning on a bustling thoroughfare. Its strategic location ensures a steady stream of foot and vehicular traffic from both locals and passersby, guaranteeing consistent business throughout the year.

Yarrow is a charming community located in the eastern part of Chilliwack, British Columbia, Canada. Situated amidst the picturesque Fraser Valley, Yarrow offers a unique blend of rural tranquility and modern amenities, making it an attractive destination for residents and visitors alike.

FOR MORE INFORMATION CONTACT

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