

**42239 YARROW CENTRAL ROAD, CHILLIWACK**  
FREESTANDING BUILDING WITH RETAIL & RESIDENTIAL UNIT

**FOR  
SALE**



**WILLIAM | WRIGHT**

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## UNIQUE INVESTMENT OPPORTUNITY

# FREESTANDING BUILDING WITH RESTAURANT/RETAIL AND RESIDENTIAL UNIT FOR SALE

We are proud to present this exceptional offering: a freestanding building featuring a vibrant restaurant/retail space on the bottom level and a residential unit above, now available for sale. With its strategic positioning and versatile layout, this property presents a rare chance for investors to capitalize on both commercial and residential markets.

The property is improved with one two-storey, commercial building containing a total gross floor area of approximately 3,855 square feet, including 1,810 square feet of second floor residential space contained in one four-bedroom suite.

Don't miss out on this unique opportunity to acquire a fully leased freestanding building. Whether you're an investor looking to diversify your portfolio or an entrepreneur seeking to establish a thriving business, this property offers the perfect combination of location, versatility, and income potential. Act now to seize this rare chance to own a prime piece of real estate in a dynamic neighborhood setting.



## FINANCIAL HIGHLIGHTS

Financial details, including rental income, operating expenses, and potential return on investment, will be provided to qualified buyers upon request. This property offers attractive prospects for investors seeking a stable and high-yielding investment in the commercial and residential real estate markets.





### PROPERTY HIGHLIGHTS

- Freestanding building
- Prime location/corner lot
- Fantastic exposure
- Dual Income Streams

### LOT SIZE

+/- 0.27 Acres

### NET RENTABLE SIZE

+/- 3,855 SQFT

### ZONING

C2

### PROPERTY TAXES

\$6,956.66

### PID

003-365-174

### LEGAL DESCRIPTION

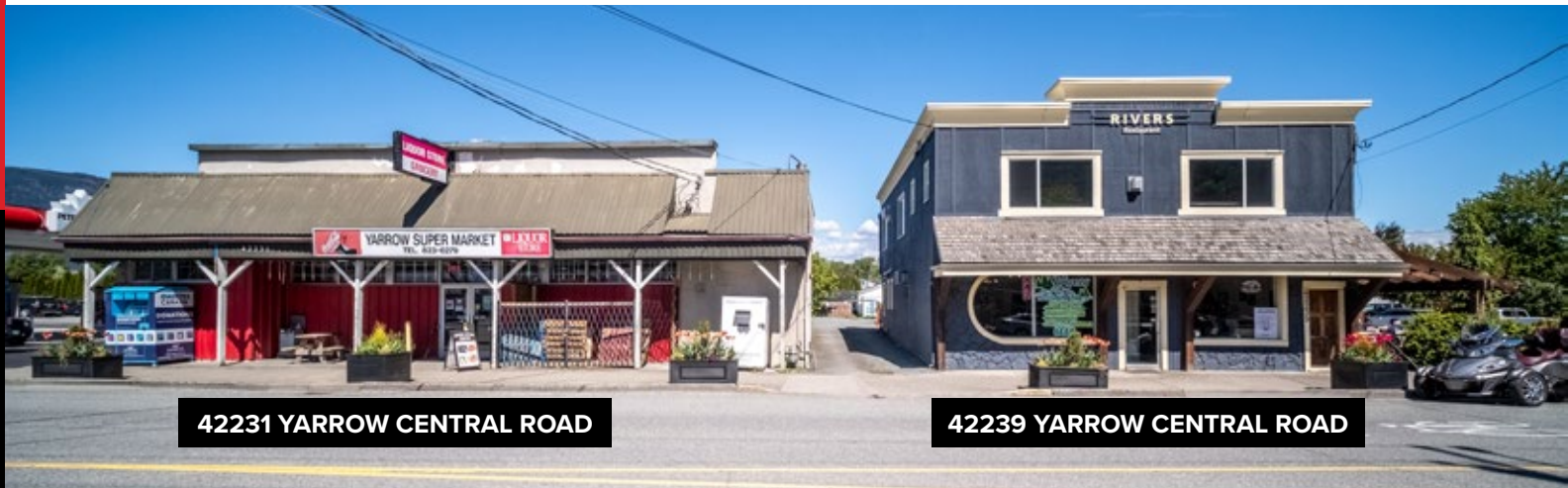
LOT 258 DISTRICT LOT 83 GROUP 2 NEW  
WESTMINSTER DISTRICT PLAN 63642

### PRICE

Contact Listing Agents

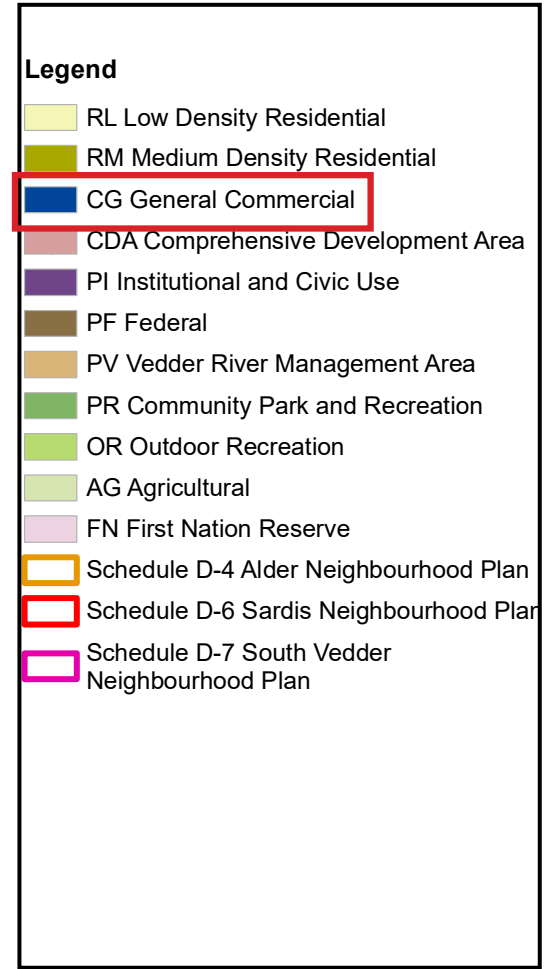
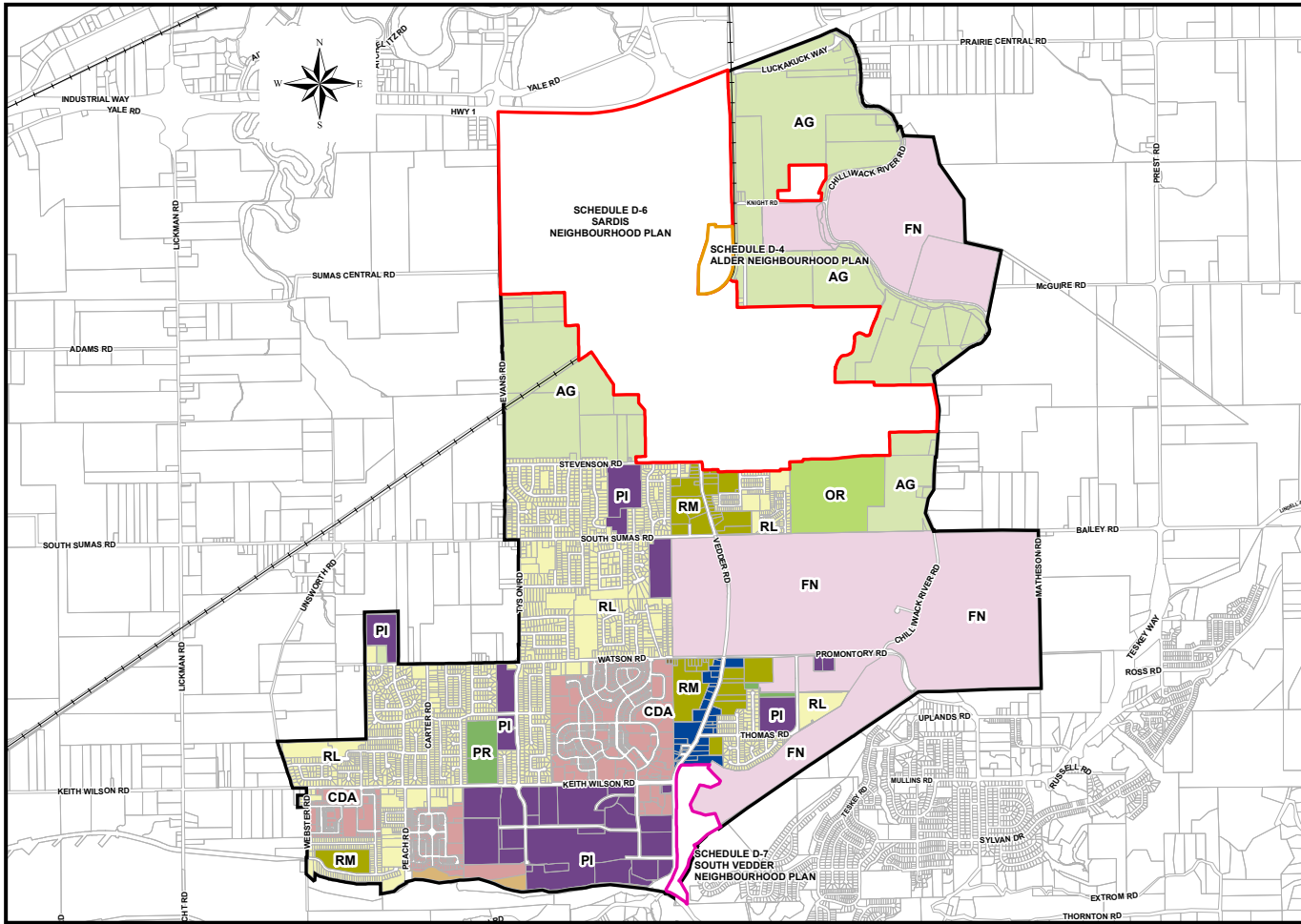
**FOR SALE**

Adjoining property  
42231 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

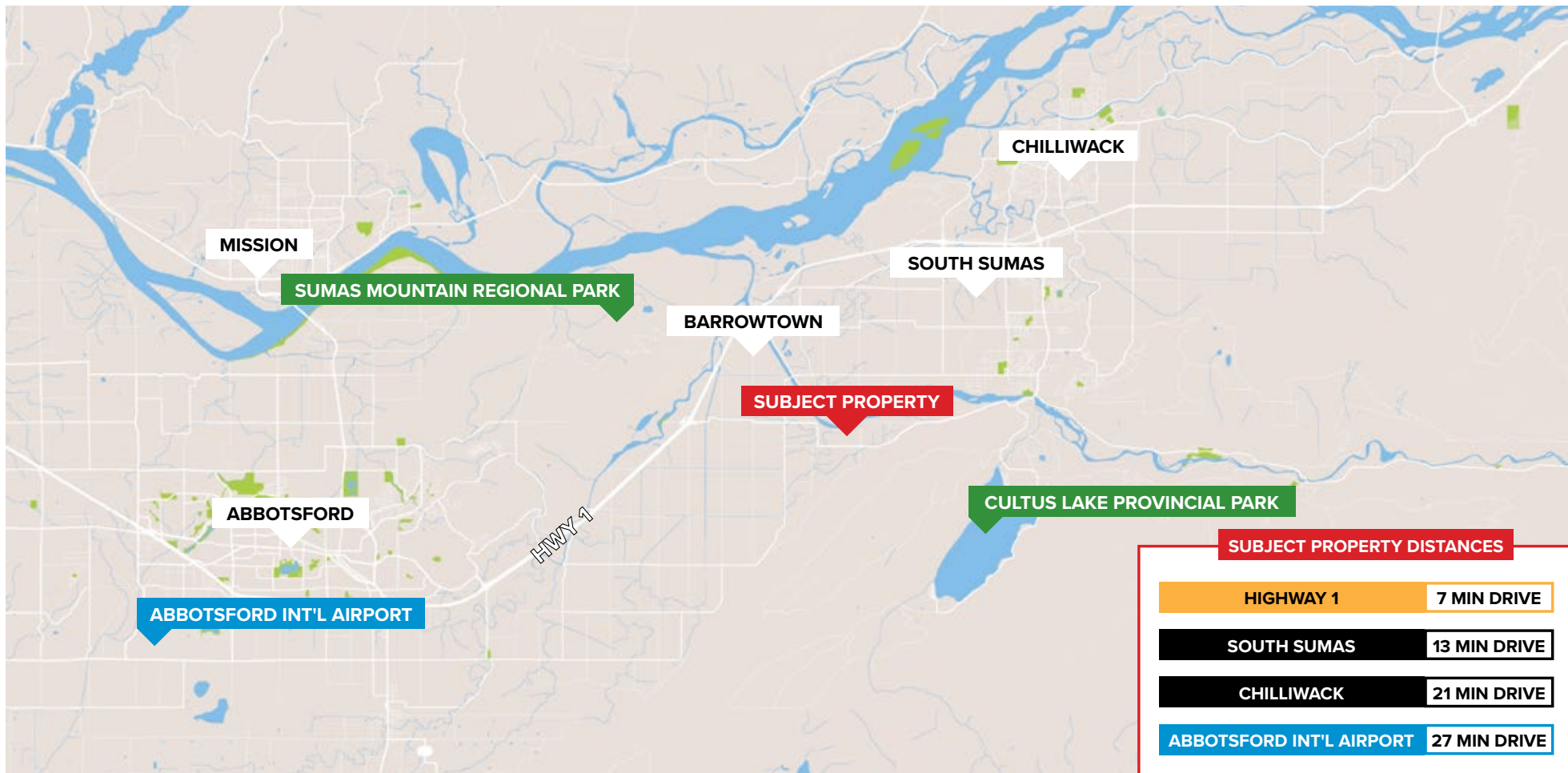
Maximum 1.5 FAR (floor area ratio).

### 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.



## LOCATION

Nestled in a vibrant community with a growing population, this freestanding building 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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