

# **UNITS 110, 111, 112, 113 - 46150 THOMAS ROAD, CHILLIWACK**

## **FULLY LEASED 4-UNIT TOWNHOUSE BLOCK AT BASE 10**

**FOR  
SALE**



**WILLIAM | WRIGHT**

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## OVERVIEW

Fully leased 4-townhome block in the Base 10 Community in Chilliwack, BC. Each townhome features 4 bedrooms and 4 bathrooms ranging from 2,072 to 2,090 sq. ft in size. The units offer a 3-bed, 3-bath suite upstairs and a separate, legal 1-bed, 1 bath suite downstairs, for a total of 8 leasable suites.

The property is low maintenance and worry free as the townhomes are under warranty for 5 and 10 years. The townhomes are built on a 99-year prepaid lease hold interest and are exempt from the authority of the Residential Tenancy Branch. There are 103 years left on the head lease. Each townhome can be sold individually as well.

Units are leased to stable tenants and currently generate strong income, with the potential for growth upon turnover.



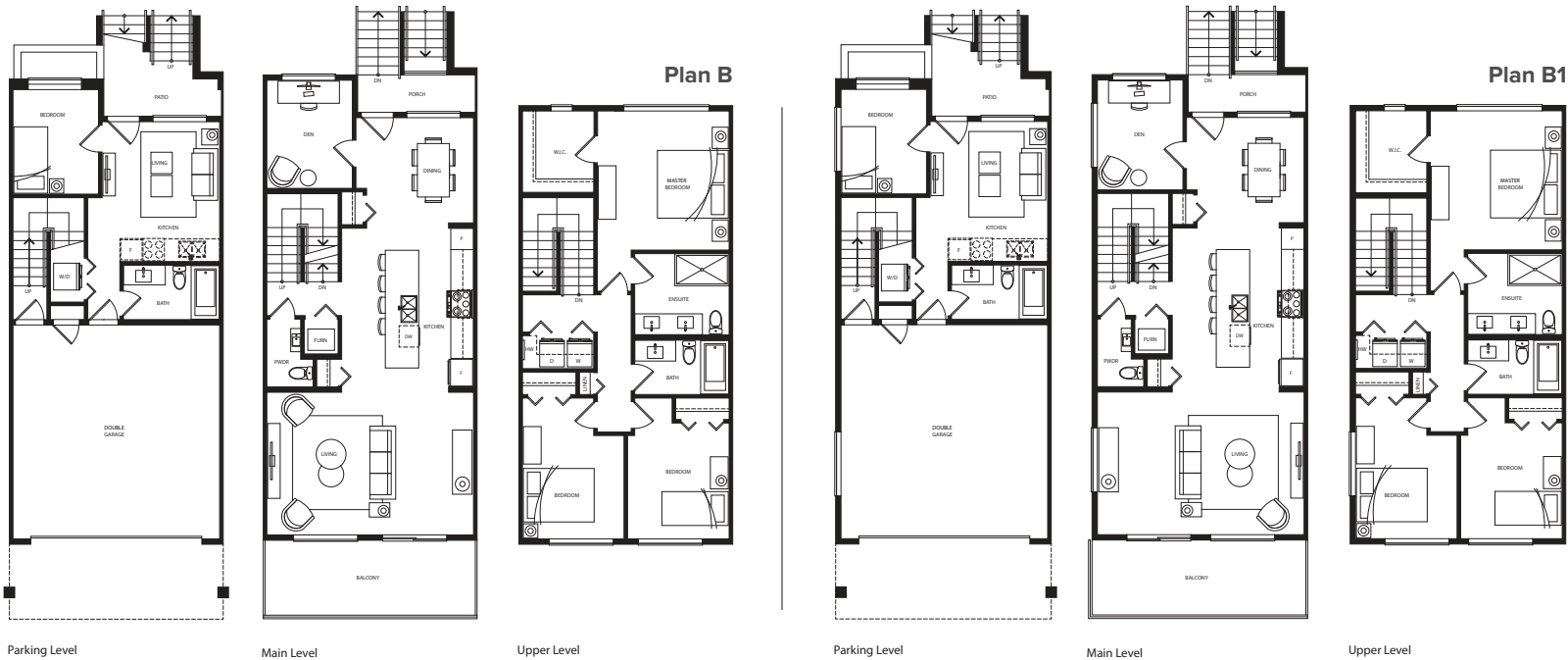
BASE<sup>10</sup>



# FLOORPLANS

**Plan B**  
4 Bedroom + Den, 3.5 Bath  
2,072 SF

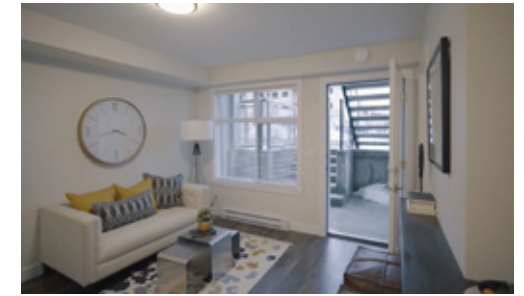
**Plan B1**  
4 Bedroom + Den, 3.5 Bath  
2,090 SF



## SALIENT FACTS

Size/Unit	± 2,072–2,090 SQFT
Strata Fees/Unit	\$308
Property Taxes/Unit	\$3,450
NOI	\$139,344
Price	\$3,100,000





Single-lite fiberglass front entry door

Stainless steel appliance package includes: 30" slide-in all gas range and low profile hood fan, counter depth French door refrigerator with ice-maker and drawer freezer, dishwasher with hidden top control buttons and built-in 24" microwave

Spacious walk-in closet in master bedrooms

9 ft ceilings on the main and upper level

Double garages with door opener and motion sensors wired and installed included with all homes

Distinctive modern architecture

Homes heated with a high-efficiency gas fired furnace

Energy saving on-demand, gas-fired hot water tank





All homes will include an HPO approved 2-5-10 New HOME Warranty provided by WBI Home Warranty

Front loading washer & dryer

Wired for Internet, television and telephone Hard-wired smoke detectors, carbon monoxide detector and sprinkler systems installed in each unit and alarmed individually

Bright and open floorplans with flexible living / dining room layouts





## THE COMMUNITY

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Base 10 is ideally situated and close to everything. Restaurants and shopping are only minutes away and some of the best nature walks in the valley are also within easy reach. Elementary and secondary schools are within walking distance and the University of the Fraser Valley's Chilliwack Campus at Canada Education Park is only 5 minutes away. Just ask any of Chilliwack's 91,000 strong population why they want to live here. You'll likely get the same answer from almost every one of them. The small-town vibe comes from the fact that we're a little isolated from the rest of the Lower Mainland. But that doesn't mean you'll go without any of the conveniences of living in a larger community. It's all here, and plenty more!

VEDDER ROAD  
3 MIN DRIVE

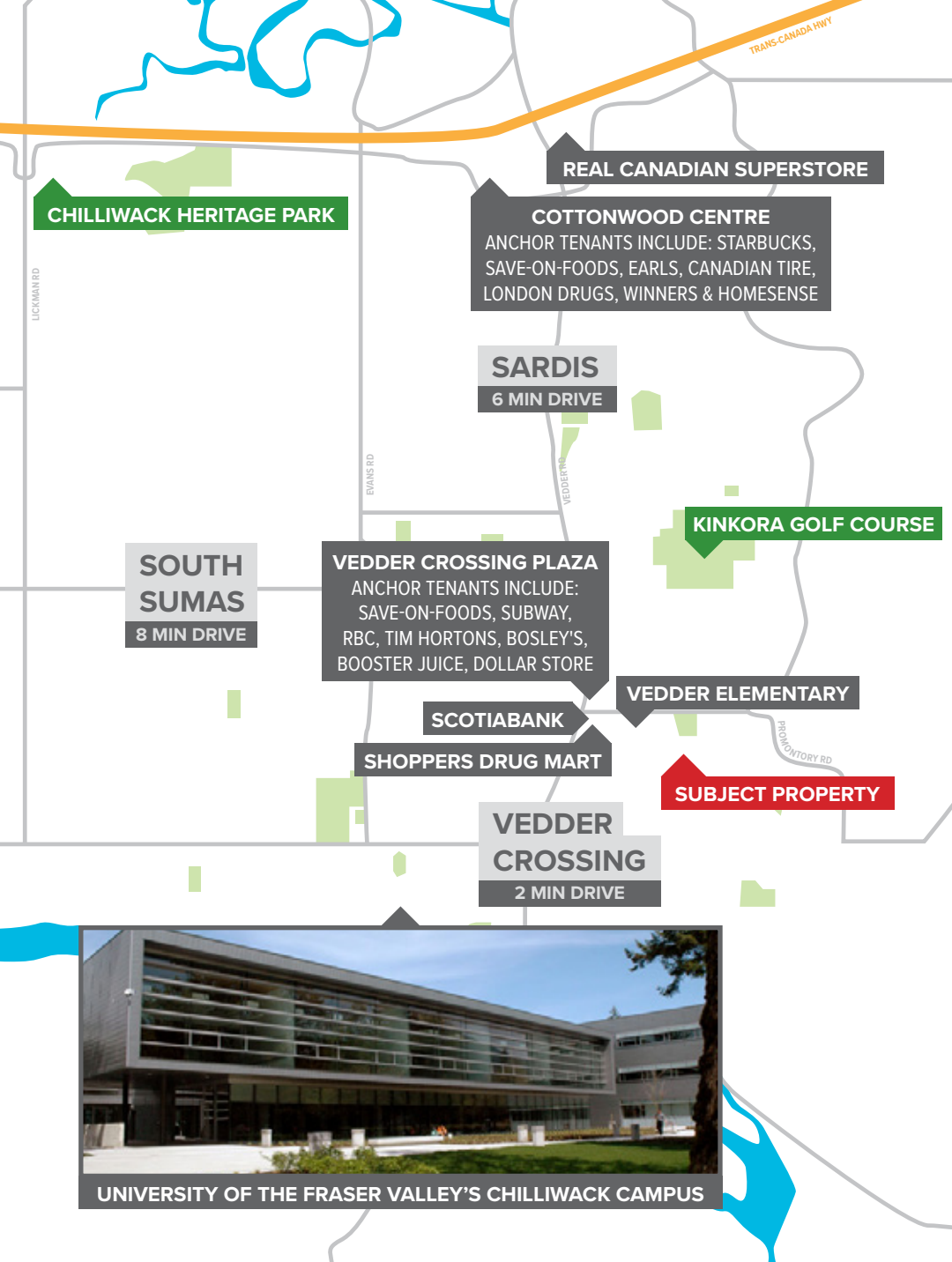
HIGHWAY 1  
12 MIN DRIVE

VEDDER CROSSING PLAZA  
2 MIN DRIVE

KINKORA GOLF COURSE  
5 MIN DRIVE







**UNIVERSITY OF THE FRASER VALLEY'S CHILLIWACK CAMPUS**





# For More Information Contact

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