

5518 VEDDER ROAD & 45635 MARIE AVENUE, CHILLIWACK
18,552 SF (0.43-ACRE) COMBINED DEVELOPMENT SITE

**FOR
SALE**



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OVERVIEW

Mixed-Use Development Opportunity In The Heart Of Sardis

Excellent mixed-use development opportunity in the heart of Sardis. Offered together, 5518 Vedder Road and 45635 Marie Avenue comprise approximately 18,552 SF (0.43 acres) with prominent frontage and exposure along Vedder Road. Zoned C2 (Local Commercial) with 1.20 FSR, providing a range of commercial and residential development possibilities in one of Chilliwack's established and growing communities. The Marie Avenue property is currently improved with a residential rental home, providing holding income. Extensive architectural and engineering work has also been completed for a proposed 4-storey mixed-use development, with drawings finalized and ready for permit submission should a purchaser wish to pursue the existing design. Excellent location surrounded by established residential neighbourhoods, businesses, services and amenities, with convenient access to Highway 1. A compelling opportunity for developers, investors or owner-users looking to secure a well-positioned development site along the Vedder Road corridor.





Property Highlights



± 18,552 SF (0.43-acre) combined development site



High-exposure location with prominent Vedder Road frontage



C2 (Local Commercial) zoning



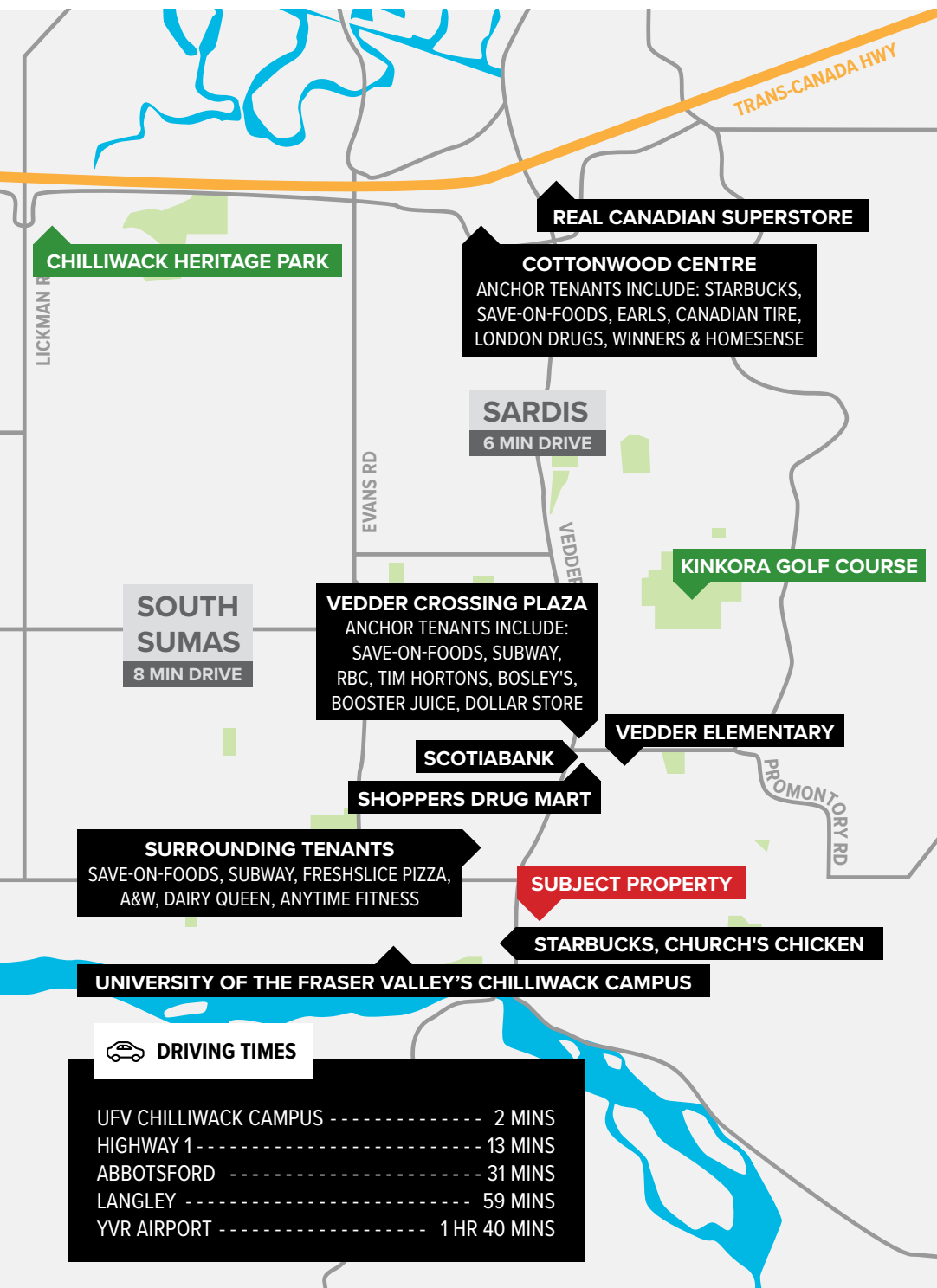
Finalized architectural & engineering drawings available for a 4-storey mixed-use development

Salient Facts

Size	± 18,552 SF (0.43 acres)
Zoning	C2 – Local Commercial
Gross Annual Income	± \$27,000 from existing residential rental
PID	030-958-342 & 005-734-827
Legal Description	LOT 1, PLAN EPP93732, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT
Price	\$2,820,000



These are only drawings showing the potential for the property. The Seller and William Wright Commercial do not make warranties, repercussions, nor guarantee the information in this brochure is accurate, and the buyer must rely on their own due diligence when making the purchase.



Location

Strategically located in Sardis, one of Chilliwack's most established and desirable communities, the property enjoys prominent exposure along Vedder Road, a major north-south commercial corridor. The site is surrounded by a strong mix of residential neighbourhoods, retail, restaurants, professional services and community amenities, providing an attractive setting for future mixed-use development. Convenient connections to Highway 1 and the broader Chilliwack area further enhance accessibility for residents, customers and businesses.

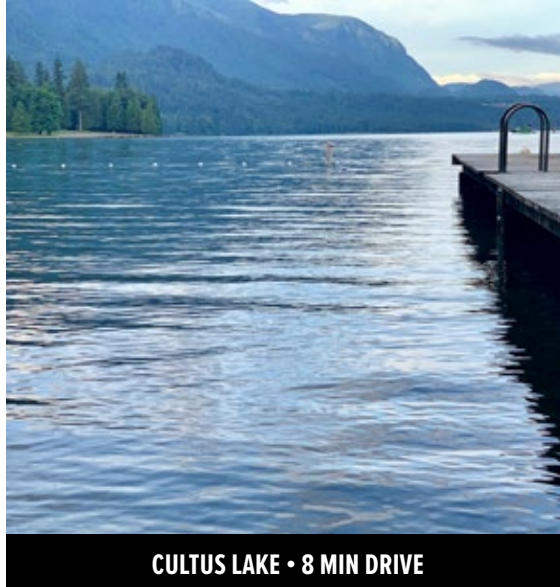


Transit

Ideally positioned along Vedder Road, one of Chilliwack's major north-south corridors, the property offers excellent connectivity throughout Sardis and the surrounding area. The site is within walking distance of Garrison Crossing and close to local public transit, with convenient access to Highway 1, Chilliwack City Centre, Yarrow, Cultus Lake and the Vedder River. Its central Sardis location provides easy connections to major arterial routes, employment areas, shopping, recreation and surrounding residential communities, making it highly accessible for future residents, customers and businesses.



SARDIS NEIGHBOURHOOD • 6 MIN DRIVE



CULTUS LAKE • 8 MIN DRIVE



CHILLIWACK POPULATION & DEMOGRAPHICS



Population
112,500 (Est 2025)



Population Growth
+ 11.6% (2020-2025)



Residents Added
± 11,700 (2020-2025)



80
Walk Score



Projected Population
132,000 by 2035–2040



**Sardis + Vedder
Current Population**
+ 32,630



**Sardis-Vedder Projected
Population**
± 50,188 by 2040



79
Bike Score

FOR MORE INFORMATION CONTACT

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