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Outstanding Results



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7300 Vedder Rd., CHILLIWACK, BC

**FOR SALE**

**FOR SALE - INVESTMENT OPPORTUNITY**



- Hands off with steady cash flow return.
- Leased by quality long term tenants since 2005
- Lease renewed effective June 1, 2023 at an increased rate
- Tenant pays all expenses and strata fees
- Strata unit located in commercial industrial park
- Good return on investment, Ease of Ownership

**FOR SALE \$889,900**

**INVESTMENT OPPORTUNITY - FULLY LEASED BUILDING**



- High Profile Commercial Building
- Corner location with great exposure
- Building constructed in 2005
- 3 retail units all leased by long term Tenants, 2 are National Tenants, Century 21 and Pizza Hut
- Plenty of onsite parking.
- Easy to own, easy to operate



**FOR SALE \$1,849,000**

**FOR LEASE**

**SERVICE INDUSTRIAL/SALES LICKMAN CENTRE - WAREHOUSE**



**FOR LEASE \$18/SF TN 6,849 SF**



**FOR LEASE \$17/SF TN**

- High profile location on Yale Rd West
- 0.25 acres of onsite parking/outside storage that is fully fenced for security
- Multiple bays, part mezzanine, showroom, display area, office and staffroom
- Ideal for industrial businesses, auto related uses, including sales/service/parts etc
- 104 - 1,916 SF 106 - 2,490 SF 107 - 2,494 SF
- Unit 106 & 107 can be combined for 4,984 SF
- High quality building with easy access to HWY 1
- Concrete tilt up building with excellent exposure
- Warehouse with retail/showroom exposure
- 3 phase 200 AMP electrical
- +/- 26' clear height ceiling & Bay doors.

**3.51 ACRE HIGH PROFILE INDUSTRIAL LAND**



- High-profile property at the intersection of Progress Way & Lickman Road. All municipal services at lot line.
- Available for a wide variety of industrial/commercial uses including: Service/Re-Fueling Station
- Join Otter Coop, Kal-tire, Westeck Windows at this major crossroads.
- Easy access for trucks, less than 700 meters from major interchange at HWY 1.
- **OWNER MAY CONSIDER BUILD TO SUIT OR JOINT VENTURE**

**2 Lots (Rental Only) 41st & Granville**

- 5770 Granville \$4.1M
- 5790 Granville \$4.1M
- Retail Mandatory Ground Flr
- 2.4 FSR - 4-5 Storeys
- 3 Lots next door being dev
- Arborist & Environmental Reports avail for a fee From previous buyer



**\$8.2M**

**55 Acres - Riverfront - Pemberton**

- 1000 feet of riverfront on Lillooet River
- Gravel road running through property
- 20 mins to downtown Pemberton
- 25 miles north of Whistler



**\$1,200,000**

**43 Acres - North Mission - Miracle Valley Estates**

- Seux Road and Sylvester Rd
- Zoned for 17 lots
- Potential rezone to 28 lots
- On city water + power at lot line
- Not in flood plain
- All lots with views



**\$9.5M**

**Shaughnessy Building Lots**

- 1775 Cedar, 12,500 SF, Post 1940, can build Approx. 7,000 S/F House, rented/5900/Mo
- Douglas Cres., 1 Acre, (46,000 S/F) potential M/F or Multiple conversion, Dwellings and infills

**\$6.2M**

**\$15M**

**Mission 4.1 Acre - Development Site**

- 8906 Hayward Street - Silverdale West
- 4.1 acre gently sloped land
- Future development site
- Silverdale central plan approved Aug 2022
- Trunk infrastructure to complete 2027
- **Price Guidance \$3.5 M**



**JUAN MANUEL DIAZ**  
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Maximize your investment potential with our strategic guidance in buying, selling, and listing commercial properties and businesses, designed to accelerate your financial growth.

**BUSINESS FOR SALE • \$575,000**  
#101 20091 Industrial Avenue, Langley

- Well-established automotive repair business trusted for Langley's braking needs since 1972
- This thriving business with steadily increasing clientele & revenue with a loyal customer base; prime location known for excellence
- Share Sale



**PROFESSIONAL OFFICE SARDIS OFFICE SPACE SARDIS OFFICE SPACE**



**FOR LEASE \$18/SF TN**



**FOR LEASE \$18/SF TN**



**FOR LEASE FROM \$14/SF TN**

- Modern style with open office/workspaces 5,822 sq. ft.
- Reception, 18 offices, board room, lunch room & elevator
- Secured onsite parking.
- Located in the heart of downtown Chilliwack District 1881
- Steps from Cottonwood Mall
- 2,794 sq. ft. Reception, 2 offices, board room, kitchen & 2 work areas
- Lots of bright windows
- Excellent exposure
- Plenty of onsite parking.
- 2 Options - 1,242 SF or 700 SF
- High profile area on Young Rd
- Ideal for retail, distribution or office use with retail display area and storage
- Plenty of onsite parking.
- Available for occupancy now

**NEW RETAIL SPACE HIGH PROFILE RETAIL OFFICE OR RETAIL**



**FOR LEASE FROM \$18/SF TN**



**FOR LEASE \$18/SF TN**



**FOR LEASE \$12/SF TN**

- New Retail development next to Hampton Inn Hotel
- Located at the high traffic interchange of Lickman Rd. and HWY 1
- Site includes 3 pad sites and retail units from 1,200 sq. ft. to 10,000 sq. ft.
- Chilliwack Business Centre
- 1,173 sq. ft. storefront
- Rear exits to huge parking lot
- CAM rate includes elec, heat, & AC for offices.
- Steps from "Five corners", Courthouse, post office and across street from District 1881.
- Office & retail space with high exposure and with some of the highest traffic counts in CHWK
- 4,290 sf retail space on lower floor
- 1,994 sq. ft. office space on second floor
- Close to Hospital, HSBC, etc.