



Station 8050
8050 Lickman Road
Chilliwack, BC



The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
It is your responsibility to independently confirm its accuracy and completeness.

RE/MAX BOB PLOWRIGHT REALTY
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Office:
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Chilliwack BC
V2R 4G6



Nov. 17, 2017

OPPORTUNITY we are pleased to offer For Lease Units and Drive Thru Pad options in Chilliwack for small and medium size businesses catering to both local residents and the motoring public. These high quality buildings with direct exposure and access to major roadways are ideal for National Tenants and Local Entrepreneurs alike.



STATION 8050

Beautifully designed to accommodate retail commercial facilities, anchored by 75-room Hampton Inn by Hilton. Located adjacent to a stream and environmentally protected area, making it an ideally secluded zone but still with easy access to the freeway.

The commercial component offers six unique buildings designed to accommodate between 12-16 tenants, three of which have drive-thru potential. The property has been ideally zoned for free standing coffee, full service restaurants, convenience stores, retail service units, and recreational retail uses, making it a great asset to Chilliwack's rapidly expanding west side.

The Hampton Inn is the first hotel built in Chilliwack in over 20 years, making it the newest hotel in the market. The hotel attracts corporate and government travelers, as well as groups and leisure guests, with meeting room facilities, fitness centre, indoor pool, waterslide and Jacuzzi. The Hampton Inn's modern west-coast design compliments the picturesque mountain backdrop and the great outdoor lifestyle Chilliwack has to offer.



AREA AMENITIES

Situated amongst over 500 businesses with proximity to the Heritage Exhibition Park, which hosts over 100 conferences annually.

- Hampton Inn by Hilton on-site
- Heritage Exhibition Park
- Best Western Hotel & Conference Centre
- Tim Hortons
- Subway

LOCATION: Lickman Road and Highway 1

- Storefront, Retail, Restaurant Opportunities
- High Visibility Location
- Easy Access
- Centrally Located

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BUILDINGS

- 6 Buildings some with various Units
- 1,200 Sq. Ft. to 9,600 Sq. Ft.
- Built by Odessa - one of BC's most respected builders in the Fraser Valley
- Developed by Hefei Hotels Group Inc. - a real estate development and management company specializing in developing premier hotel and mixed-use projects in BC's emerging municipalities



PROPERTY DETAILS

Site Size: 7.5 Acres.

Zoning: CS2

(Tourist Commercial)

Best suited for tourist accommodation outdoor recreation and commercial facilities supporting the travelling public.

Permitted Uses (not complete):

- a) Tourist Accommodation
- b) Vehicle Oriented Commercial
- c) Convenience Commercial
- d) General Commercial

Not Permitted Uses:

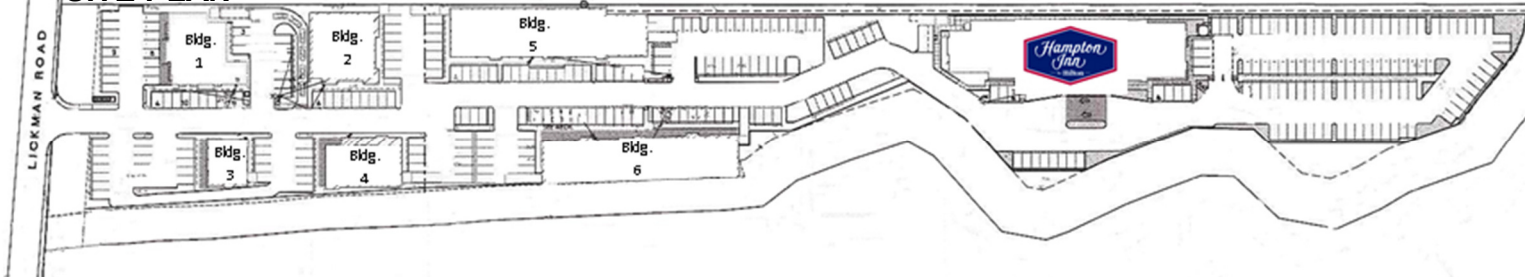
- a) Open Storage
- b) Auto Motor Repair

BUILDING FEATURES

- | | |
|-----------------------------------|------------------------|
| ➤ High Traffic Exposure | ➤ Drive Thru Pads |
| ➤ Direct Freeway Access | ➤ 385 Parking Stalls |
| ➤ Anchored by a Hampton by Hilton | ➤ 12,000 VDP |
| ➤ Future Road Widening | ➤ Ample onsite parking |

LEASE RATES: From \$18/Sq. Ft. Triple Net
ADDITIONAL RENT ESTIMATED: \$9/Sq. Ft.

SITE PLAN



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BRITISH COLUMBIA CANADA

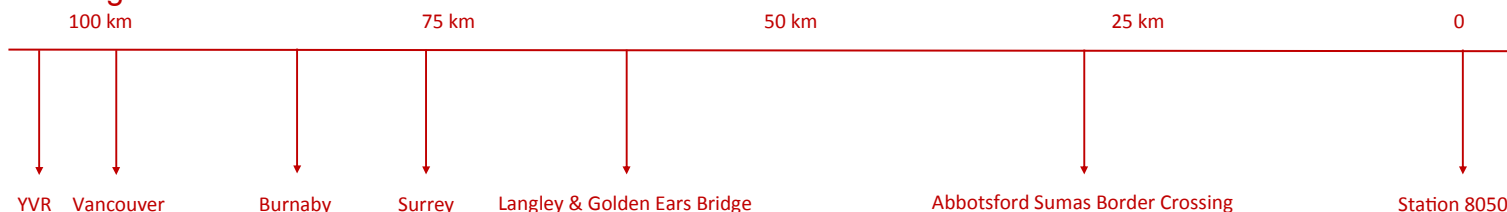


Chilliwack

- 7th largest city in British Columbia
- All levels of education
- Located in the Upper Fraser Valley and is positioned in one of the fastest growing regions in BC
- Approximately 84,000 residents with a growth rate of 7.5% over the last 5 years (2011-2016)
- Surrounded by mountains, rivers, recreational areas and provincial parks
- Chilliwack's population and employment growth have been outpacing other municipalities and the trend is expected to continue, providing new opportunities for our local economy
- Sound business sector including prosperous industrial and commercial industries
- 100 kms southeast of Vancouver
- Municipal Airport



Driving Distance



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