




Presented by:
Luis Ayala PREC*

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ACTIVE C8021594 Board: H Multi-Family Commercial	46565 YALE ROAD Chilliwack Chilliwack E Young-Yale V2P 2R6	\$2,280,000 (LP) (SP) (LR sq. ft. p... 
<p>Amazing opportunity to own this income producing property, Annual Gross income of \$103,668.00. 2 story stratified complex with 8 two bedrooms in-suite washer and dryer. Completely renovated with double glazed energy smart windows and patio doors, newer roof with very low expenses and common areas to take care of. Environmental phase 1 report available and oil tank certification. Backs onto Portage park and near Chilliwack secondary school and shops.</p>		
Virtual Tour:	P.I.D.: 017-477-573 Property Type: Multi-Family Commercial Zoning/Land Use: R5 Land Sz SF/Acres: 13,328 / 0.31 Brochure:	Prop. Tax/Year: \$7,375.10 / 2018 Width / Depth: 68.00 / 196.00 Transaction Type: For Sale Sale Type: Asset
<u>Property Details</u> Interest In Land: Strata Environmental Assessment Phase: Phase/Stage 1 Occupancy: Tenant Seller's Rights Reserved: Amenities: Balconies, Visitor Parking Site Services: Electricity, Fully Serviced, Garbage Collection, Natural Gas, Paved Streets, Sanitary Sewer, Sewer - Storm, Street Lighting, Sidewalk Restrictions: None Known	<u>General Building Details</u> Subj. Space SqFt: 780 Width / Depth: 68.00 / 196 Year Built: 1991 Complex Name: ASHBURY PLACE # of Buildings: # of Storeys: 2 # of Loading Doors: 0 # of Grade Doors: 0 Parking Spaces: 11 # of Elevators: Roof: Asphalt Shingles, Torch On HVAC: Baseboard, Electric, Hot Water Building Type: Condo Strata Complex Construction Type: Wood Frame, Mixed	
<u>Lease Details</u> Lease Rate Sq. Foot: Lease Size Sq. Foot: Lease Type:	Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
Firm: Maxcel Westcoast Realty Ltd.		



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ACTIVE C8021598 Board: H Multi-Family Commercial	9245-9259 EDWARD STREET Chilliwack Chilliwack W Young-Well V2P 4C5	\$10,900,000 (LP) (SP) (LR sq. ft. p... 
<p>Once in a life time opportunity, superb location in ideal area of Chilliwack down town. Buildings are in very good condition, 69 units with generous parking all around. Building runs very low vacancy rates and has onsite caretaker/manager. Offered at excellent 4.35% cap rate.</p>		
Virtual Tour:	P.I.D.: 025-587-137 Property Type: Multi-Family Commercial Zoning/Land Use: R6 Land Sz SF/Acres: 50,094 / 1.15 Brochure:	Prop. Tax/Year: \$45,781.00 / 2018 Width / Depth: / Transaction Type: For Sale Sale Type: Share
<u>Property Details</u> Interest In Land: Freehold Environmental Assessment Phase: Phase/Stage 1 Occupancy: Tenant Seller's Rights Reserved: No Amenities: Visitor Parking Site Services: Restrictions: Restrictive Covenant(s)	<u>General Building Details</u> Subj. Space SqFt: Width / Depth: / Year Built: 2002 Complex Name: LOGAN PLACE & LOGAN MANOR # of Buildings: # of Storeys: # of Loading Doors: # of Grade Doors: Parking Spaces: 2 # of Elevators: Roof: Asphalt Shingles HVAC: Baseboard, Common Water Heater Building Type: Low Rise (2-4 storeys) Construction Type: Wood Frame	
<u>Lease Details</u> Lease Rate Sq. Foot: Lease Size Sq. Foot: Lease Type:	Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
Firm: HomeLife Glenayre Realty Chilliwack Ltd		



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ACTIVE C8021864 Board: H Multi-Family Commercial	45699 PATTEN AVENUE Chilliwack Chilliwack W Young-Well V2P 1S3	\$2,400,000 (LP) (SP) (LR sq. ft. p... 
Virtual Tour:	<p>5.2% Cap Rate - Helena Apartments is a 4 storey, 22 unit rental apartment building located in a good area of Chilliwack within walking distance of shopping, recreational facilities, hospital and is on a bus route. In the last month, the building boiler heating system has been replaced. There is common laundry facilities and tenant storage on every floor. Building maintenance has been performed on a proper schedule, without deferral - the building is in very good condition. Property management is done on site and the typical tenant is elderly, allowing for passive ownership with few tenant hassles. Heat & hot water is provided to the tenants and there is revenue upside when new tenants come into the building.</p> <p>P.I.D.: 008-981-698 Property Type: Multi-Family Commercial Zoning/Land Use: R6 Land Sz SF/Acres: 14,742 / 0.34 Brochure:</p>	<p>Prop. Tax/Year: \$10,969.92 / 2018 Width / Depth: / Transaction Type: For Sale Sale Type: Asset</p>
<u>Property Details</u> Interest In Land: Freehold Environmental Assessment Phase: None Occupancy: Tenant Rights Seller's Rights Reserved: Amenities: Site Services: Restrictions:	<u>General Building Details</u> Subj. Space SqFt: Width / Depth: / Year Built: 9999 Complex Name: HELENA APARTMENTS # of Buildings: # of Storeys: 4 # of Loading Doors: # of Grade Doors: Parking Spaces: 11 # of Elevators: 1 Roof: Torch On HVAC: Baseboard, Common Water Heater, Hot Water Building Type: Low Rise (2-4 storeys) Construction Type: Wood Frame	
<u>Lease Details</u> Lease Rate Sq. Foot: Lease Size Sq. Foot: Lease Type:	Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
Firm: Royal LePage Wheeler Cheam		