

COMMERCIAL



For Sale

7325 Vedder Rd., Sardis, B.C.

Rick Toor
Personal Real Estate Corporation
Homelife Advantage Realty Ltd.
604-897-0260



Property Details

- 6344 Sq. Ft of Land located on high busy Vedder Rd. featuring 2 Commercial Units & 9 Residential Units
- Shared Washer/Dryer
- Parking at rear
- CS1 Zoning



Centrally located in Chilliwack

A quick walk to transit &
amenities and just minutes
from Highway 1!





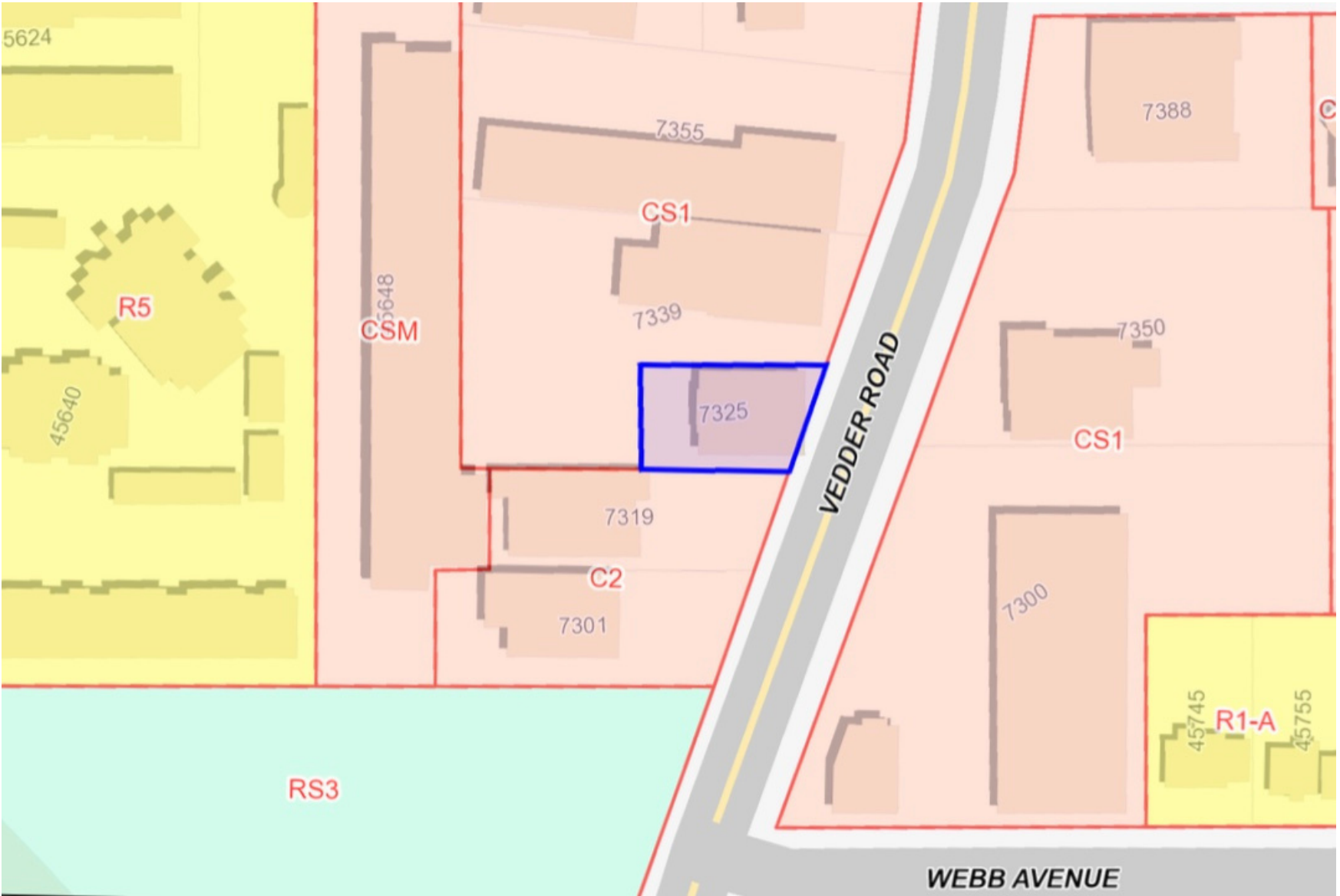


Photos



Photos





CS1

9.09 CS1 (SERVICE COMMERCIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- (a) CHILD CARE FACILITY
- (b) CULTURAL FACILITY
- (c) GENERAL COMMERCIAL
- (d) INDOOR RECREATION
- (e) RELIGIOUS ASSEMBLY
- (f) SCHOOL
- (g) SPECIALIZED CRAFT MANUFACTURING
- (h) VEHICLE ORIENTED COMMERCIAL

ANCILLARY USES

- (i) ACCESSORY DWELLING UNIT
- (j) ACCESSORY HOME OCCUPATION
- (k) OFF-STREET LOADING
- (l) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m ²

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	20m	30m

(4) DENSITY (MAXIMUM)

- (a) N/A

(5) LOT COVERAGE (MAXIMUM)

- (a) All BUILDINGS and STRUCTURES 50%

(6) FLOOR AREA RATIO (MAXIMUM)

- (a) All uses 1

SECTION 9.09

CS1

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL	LANE
(a) ACCESSORY DWELLING UNIT	6m	6m	1.5m	6m	3m
(b) Gasoline Pump Island	6m	6m	6m	6m	3m
(c) Gasoline Pump Island Canopy	2.5m	2.5m	2.5m	2.5m	2.5m
(d) SERVICE STATION	10m	0m	0m	6m	3m
(e) All other uses	10m	0m	0m	3m	3m
(f) Despite the above, where a CS1 ZONE ADJOINS a residential ZONE a minimum SETBACK of 6m shall be required from the common LOT LINE for all BUILDINGS and STRUCTURES.					

(8) SITING

- (a) An ACCESSORY DWELLING UNIT may be located above or behind the PRINCIPAL USE or in a separate SINGLE DETACHED DWELLING.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	10m

(10) SPECIAL REGULATIONS

- (a) GENERAL COMMERCIAL uses shall specifically exclude:
 - (i) an ADULT ENTERTAINMENT FACILITY within 1 km of any SCHOOL
 - (ii) an AMUSEMENT CENTRE
 - (iii) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West
 - (iv) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE
 - (v) THEATRE
 - (vi) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.
- (b) A BEVERAGE CONTAINER RETURN DEPOT
 - (i) shall not exceed 100m² in area
 - (ii) shall not involve any outdoor activity except the actual shipment of materials
 - (iii) shall not involve the crushing or breaking of glass.

Review General Regulations for Additional Development Requirements

Comm - Detailed Tax Report

Property Information

Prop Address	7325 VEDDER RD	Jurisdiction	CITY OF CHILLIWACK
Municipality	CITY OF CHILLIWACK	Neighborhood	100-CHILLIWACK COMMERCIAL
Area	SARDIS	SubAreaCode	H9D
PropertyID	009-991-417	BoardCode	H
PostalCode	V2R 4G8		

Property Tax Information

TaxRoll Number	456907325	Gross Taxes	\$9,502.24
Tax Year	2019	Tax Amount Updated	06/16/2019

More PIDS

009-991-417

More PIDS2

Owner Name & Mailing Address

Owner1 1	Owner2 1
Owner1 2	Owner2 2
Mail Addr1	Mail Addr3
Mail Addr2	Mail Addr4
MailPostalCode	

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWP14674	D		38	36				

Legal FullDescription

LOT D, PLAN NWP14674, DISTRICT LOT 38, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXC: PCL 1 EXPL PL NWP16903

Land & Building Information

Width		Depth	
Lot Size	6344 SQUARE FEET	Land Use	
Actual Use	MULTI-FAMILY (MINIMAL COMMERCIAL)	Zoning	
BCA Description	MULTIPLE RESIDENCE		
WaterConn			
BCAData Update	04/09/2020		

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