



# FOR SALE

## 7430 PIONEER AVENUE

AGASSIZ, BC

0.96 ACRE OF INDUSTRIAL LAND

ONLY ONE LOT REMAINING



### Rick Eastman

Personal Real Estate Corporation  
Executive Vice President, Industrial  
604 640 5863  
rick.eastman@cushwake.com

### Eric Rice

Senior Associate  
Industrial Sales & leasing  
604 640 5877  
eric.rice@cushwake.com

### Rob Pafford

Re/Max Nyda Realty  
(604) 798-4772  
robpafford@shaw.ca





# FOR SALE

## 7430 PIONEER AVENUE

AGASSIZ, BC

### OPPORTUNITY

To acquire industrial zoned land within the District of Kent and in close proximity to Highway 7. Agassiz is located 10 minutes from Highway 1, just east of Chilliwack in the eastern Fraser Valley.

With land values as high as \$1.8M per acre in Chilliwack, this offering represents an exceptional value in a location within a short walk of many commercial amenities.

A phase 1 environmental report is available upon request.

### AVAILABLE AREA

Lot 1	<del>1.39 acres</del> <b>SOLD</b>
Lot 3	<del>5.0 acres</del> <b>SOLD</b>
Lot 4	<del>0.90 acre</del> <b>SOLD</b>
Lot 5	0.96 acre

### ZONING

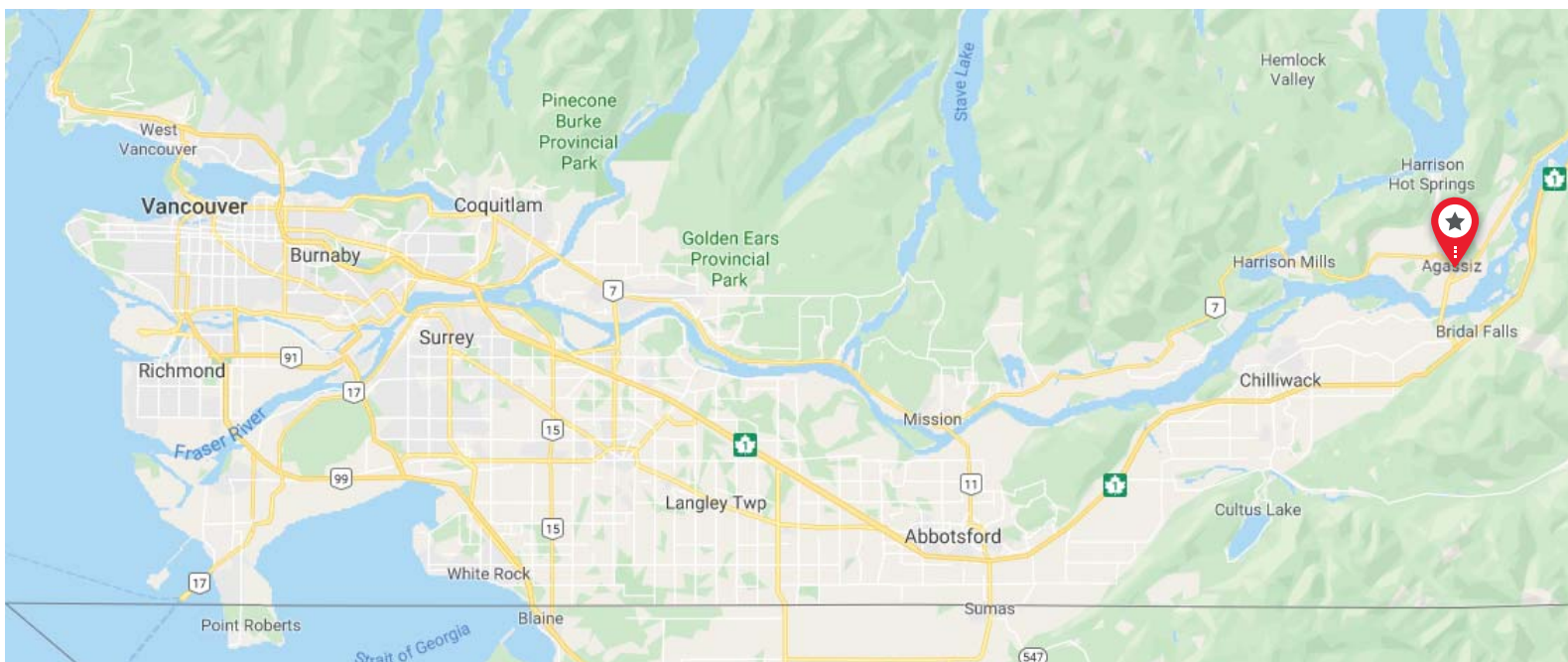
M-1 Light Industrial permits a wide array of manufacturing, distribution and service oriented uses, including accessory restaurant, single dwelling use, outdoor storage, and accessory office use. A rezoning to permit commercial uses may also be possible.

### SERVICES

All underground services, road construction and final subdivision shall be conducted by the Vendor at the Vendor's expense.

### SALE PRICE

\$1,099,000



### Rick Eastman

Personal Real Estate Corporation  
Executive Vice President, Industrial  
604 640 5863  
rick.eastman@cushwake.com

### Eric Rice

Senior Associate  
Industrial Sales & leasing  
604 640 5877  
eric.rice@cushwake.com

### Rob Pafford

Re/Max Nyda Realty  
(604) 798-4772  
robpafford@shaw.ca

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 11/20 bg