



53449 YALE ROAD, CHILLIWACK

23.27 ACRES • HOUSE WITH ACREAGE



FARMS IN BC
REAL ESTATE GROUP

ABOUT THE PROPERTY

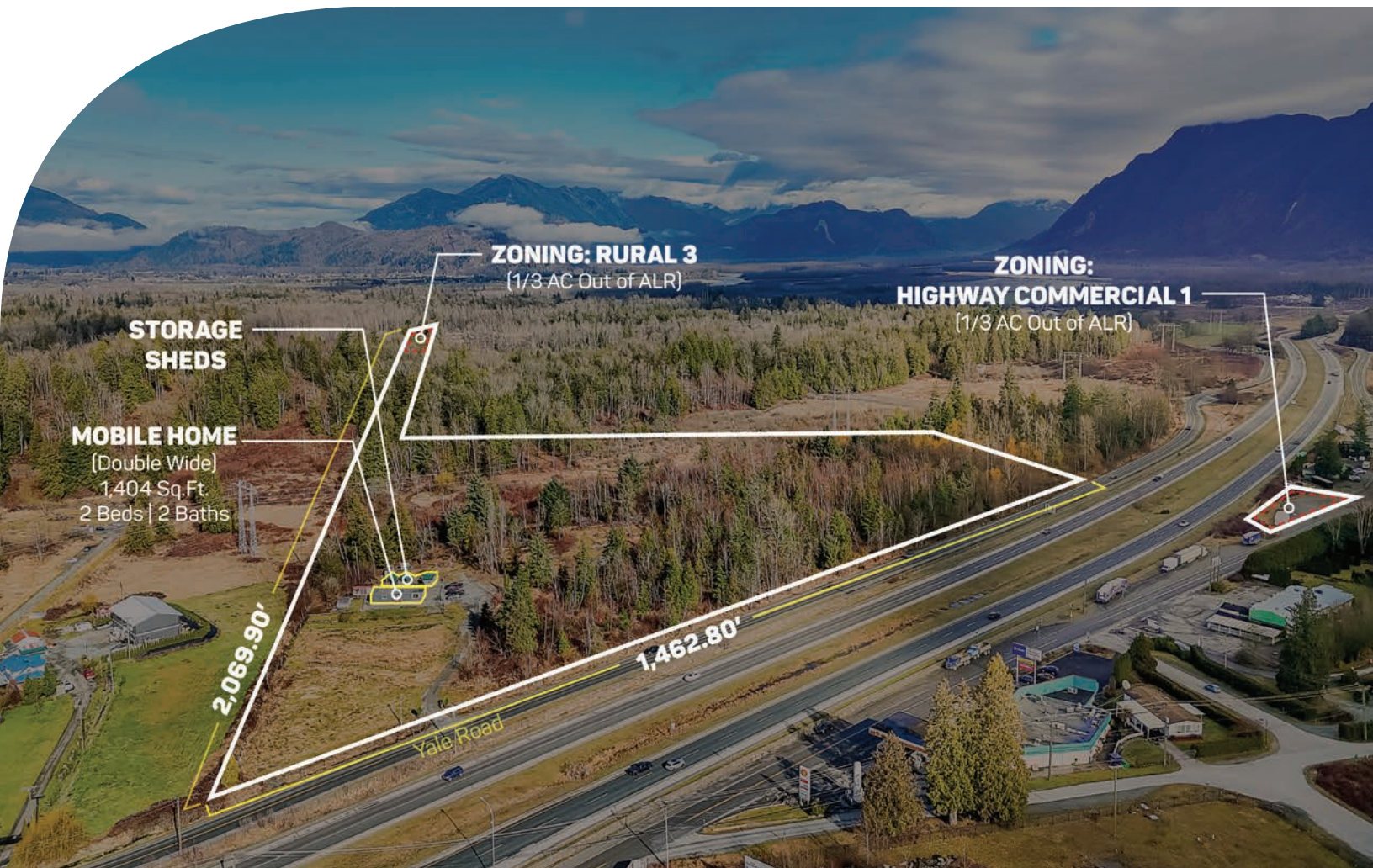
23.27 ACRES WITH HOME & PARTIAL COMMERCIAL ZONING!

This versatile property comes with a 1,404 SQFT Mobile Home (Double Wide) with 2 Beds/2 Baths, Multiple Storage Sheds, and tons of investment or advertising potential through direct exposure to Highway #1. This property also has two portions that are Out of ALR. One portion is a 1/3rd Acre on the South Side of the Highway which is zoned for "Highway Commercial 1". The other portion is a 1/3rd Acre on the northern tip of the parcel and is connected to Cheam Lake. This property has many cleared areas that are ideal for a Hobby Farm and is close to all types of recreational activities including: Harrison Hot Springs, Bridal Falls Waterpark, and Golf Courses. Call now for more information or to book a showing!

PRICE \$2,390,000

Frontage: 1,462.80 ft (Yale Road)

Depth: 2,069.90 ft



- PID 011-175-770
- MLS R2851500
- GROSS TAX \$3,582.47 - 2023
- ZONING R-3, PR

DUE DILIGENCE DOCUMENTS

- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document













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