

\$5,950,000 - 45410 Luckakuck Way|sardis West Vedder, Chilliwack

MLS® #C8073187

\$5,950,000

0 Bedroom, 0.00 Bathroom, 9,842 sqft
Office on 0.92 Acres

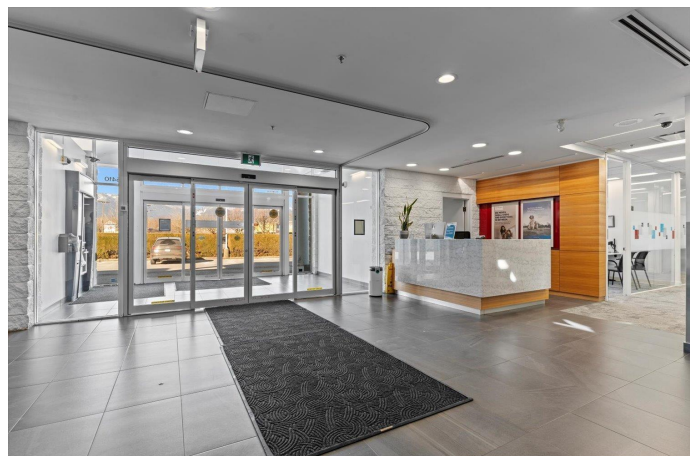
N/A, Chilliwack, British Columbia

Prime Class A Investment Property - Single-Tenant Lease with Envision Financial (a division of First West Credit Union). Lease expires June 30, 2028 with a 1 x 5 year renewal. Located on Luckakuck Way in the rapidly growing city of Chilliwack, this premium property is surrounded by top-tier retailers, including Canadian Tire and Cottonwood & Chilliwack Malls. It offers unparalleled accessibility, positioned just two minutes from the HWY 1 interchange at Vedder Road. This investment delivers immediate, stable income from a high-quality tenant, with significant future redevelopment potential. The Official Community Plan (OCP) designates the site for General Commercial use, allowing for Commercial Mixed, Commercial-Residential, or Apartment-Residential development up to six storeys. An exceptional opportunity for investors seeking both strong returns and long-term growth. (id:6289)

Built in 1993

Essential Information

Listing #	C8073187
Price	\$5,950,000
Bathrooms	0.00
Square Footage	9,842
Acres	0.92



Year Built	1993
Type	Office

Community Information

Address	45410 Luckakuck Way sardis West Vedder
Subdivision	N/A
City	Chilliwack
Province	British Columbia
Postal Code	V2R3S9

Amenities

Amenities	Storefront
Parking Spaces	42

Interior

Cooling	Central air conditioning
---------	--------------------------

Listing Details

Listing Office	RE/MAX Bob Plowright Realty
----------------	-----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 26th, 2025 at 1:31am CDT