VARING MARKETING GROUP | HOMELIFE ADVANTAGE REALTY LTD.

FOR SALE

43462 Lumsden Rd, Chilliwack

Industrial Site with Buildings

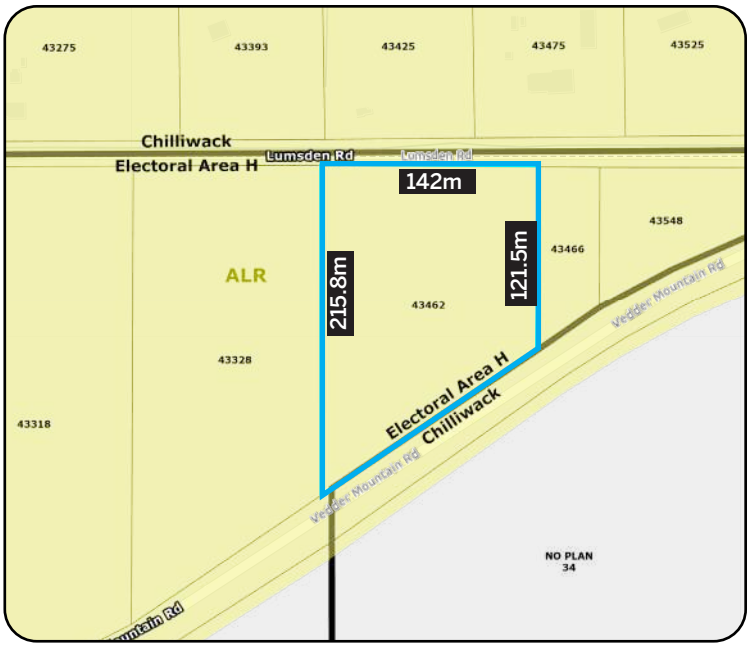


SITE SIZE:	LOCATION:	LIST PRICE:
5.94 Acres	Yarrow	$4,900,000

AERIAL VIEW



DIMENSIONS (IN METRES)



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Joe Varing - Personal Real Estate Corporation Ltd.
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PROPERTY DESCRIPTION

CIVIC ADDRESS: 43462 Lumsden Rd, Chilliwack, BC

SIZE: 5.94 Acres

AREA: Yarrow (Rural)

PROPERTY TAXES: **$11,160.74**

LIST PRICE: **$4,900,000**

OPPORTUNITY:

- A 5.94-acre property in Yarrow's rural area, combining a residence, workshop buildings and an established gravel yard on one parcel. Potential annual income of +/- $312,000. See page 3 for details.
- The property is located within the Agricultural Land Reserve (ALR).
- Split zoning is reported as approx. 3.7 acres of VR (Vehicle Recycling) and 2.24 acres of R-3 (Rural 3).
- Existing improvements include a reported approx. 2,787 SF, 4-bedroom residence; an attached two-car garage (approx. 500 SF) and a detached two-car garage; a 4,000 SF main shop; a 2,720 SF mezzanine/bay including a 768 SF, 2-bedroom suite; a single-bay Seacan repair garage; and a Quonset building with paintbooth.
- The gravel operating yard is gated and screened, with security fencing.
- A drilled well and two septic systems serve the house and shop. Electricity and natural gas are listed as connected.

ZONING & IDEAL USES:

- **VR — Vehicle Recycling / R-3 — Rural 3**

  VR provides for vehicle recycling. R-3 principal uses include residential, farm, institutional, intensive farm, golf course and resource extraction. See page 6 for list of permitted uses.

PHOTOS

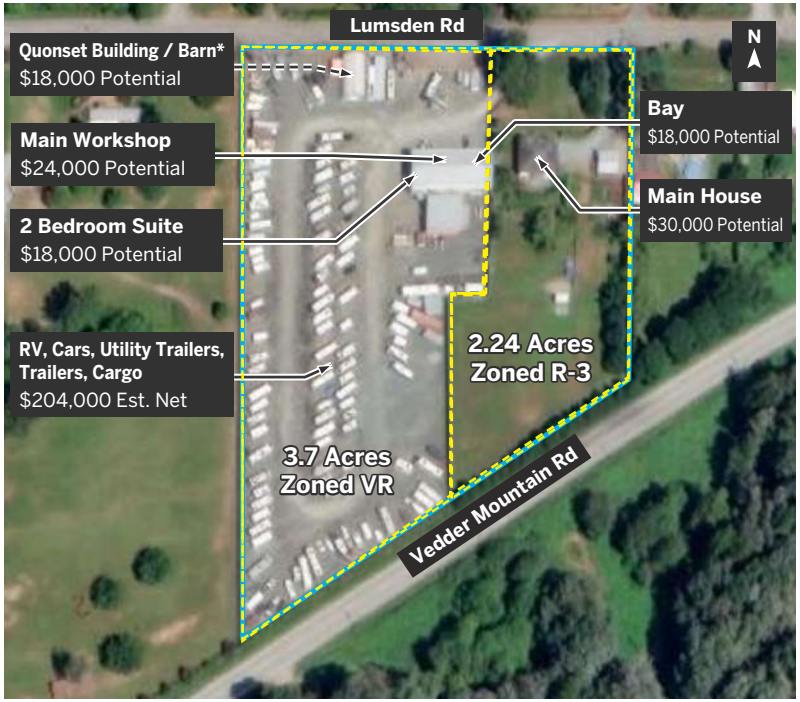




BUYER DUE DILIGENCE: *This property is offered for sale on an "as is, where is" basis. The Seller and the Seller's agent c/o Joe Varing and Homelife Advantage Realty Ltd. make no representations or warranties concerning the property, including its condition, dimensions, permitted uses, development potential, zoning, environmental condition, structures, systems or services. Buyers and their agents must independently verify all information and complete all inspections and due diligence they consider necessary before entering into a binding agreement. This disclaimer is subject to all disclosure obligations required by law.*

POTENTIAL ANNUAL INCOME

Property Aerial



Income Sources



RV, Cars, Utility Trailers, Trailers, Cargo
$204,000
Approx. 217 Spots



Main House
$30,000
Approx. 2,787 SF



Main Workshop
$24,000
4,000 SF (40 × 100 ft.)



Bay
$18,000
Within The Main Workshop



2 Bedroom Suite
$18,000
768 SF Within The Mezzanine



Quonset Building / Barn
$18,000
Includes Paint Booth

Total Potential Annual Income

$312,000

Estimated RV Net Income	$204,000
Potential Building Income	$108,000

RV Storage Operations

Average Monthly Rent Per Space	$90
Estimated Annual Revenue	$234,000
Annual Operating Expenses	($29,200)
Net Estimated Income	**$204,000**

Annual RV Expenses $29,200

Property Taxes	$11,000
Miscellaneous	$10,000
Hydro & Heat	$5,000
Insurance	$2,000
Landline	$1,200

RESIDENCE INTERIOR



Living room



Kitchen



Bedroom



Entrance foyer

WORKSHOP & YARD



Main workshop



Office entrance and repair bay



Workshop end elevation and exterior stairs



Quonset building



Seacan repair garage



Gravel storage yard

PRESENT ZONING



Vehicle Recycling — VR | 3.7 Acres

Intended for orderly vehicle recycling at appropriate locations.

Permitted Uses — 11.1.1

Principal Use	Accessory Uses
Vehicle Recycling	Employee residential, retail and outdoor storage

Development and Subdivision Regulations — 11.1.3 - 11.1.4

Employee residential density	One dwelling unit in a single detached dwelling per lot
Minimum setbacks	15.0 m on all sides
Maximum height	11.0 m
Minimum subdivision lot area	4.0 ha

Conditions of Use — 11.1.5

Advertising signage is limited to 15.0 sq. m per lot. A continuous, solid, painted wood fence, 2.0 to 2.4 m high, must enclose the VR zone. Material piles cannot exceed the height of the nearest fence section.

Rural 3 — R-3 | 2.24 Acres

Intended for rural residential use on lots with a minimum area of 4.0 ha.

Permitted Uses — 7.3.1

Principal Uses

Residential and Farm. Institutional, Golf Course and Resource Extraction exclude Electoral Areas C, F and G. Intensive Farm is permitted only in D, E and H. Micro Cannabis Production Facility excludes D, E, F and H.

Accessory Uses

Accessory Dwelling Unit, Accessory Employee Residential, Accessory Personal Care Residential, Bed and Breakfast (excludes C, F and G), Boarding, Cottage Industry (excludes D), Home Occupation, Kennel, Outdoor Storage, Produce Sales and Secondary Suite.

No site-specific uses (7.3.2).

Development and Subdivision Regulations — 7.3.3 - 7.3.5

Residential density	One dwelling unit in a single detached dwelling per lot
Accessory dwelling density	One unit per lot for an accessory dwelling unit, accessory personal care residential use or secondary suite
Minimum setbacks	4.6 m front/exterior side, 1.5 m interior side, 6.0 m rear
Maximum height	11.0 m, 9.0 m for accessory dwelling units, none for farm use
Minimum subdivision lot area	4.0 ha

Employee housing must be accessory to Farm or Intensive Farm. One detached unit is allowed on lots over 7.5 ha, or two on lots over 15.0 ha. Maximum lot coverage is 30% in Electoral Areas C, F and G.

What's your property worth?

If you're considering the sale of a property this year, please call/text for an assessment 236.866.6036 or email at team@varinggroup.com



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