

FOR SALE



43462 Lumsden Road

604-817-7338

info@donmunrorealestate.com

www.donmunrorealestate.com

DM

Don Munro Personal
Real Estate Corporation





Size: 5.937 Acres

PID: 006-951-961

Legal: LOT 6 SECTION 34 TOWNSHIP 22 NEW
WESTMINSTER DISTRICT PLAN 36961

Zoning: VR (Vehicle Recycling) & R3 (Rural 3)

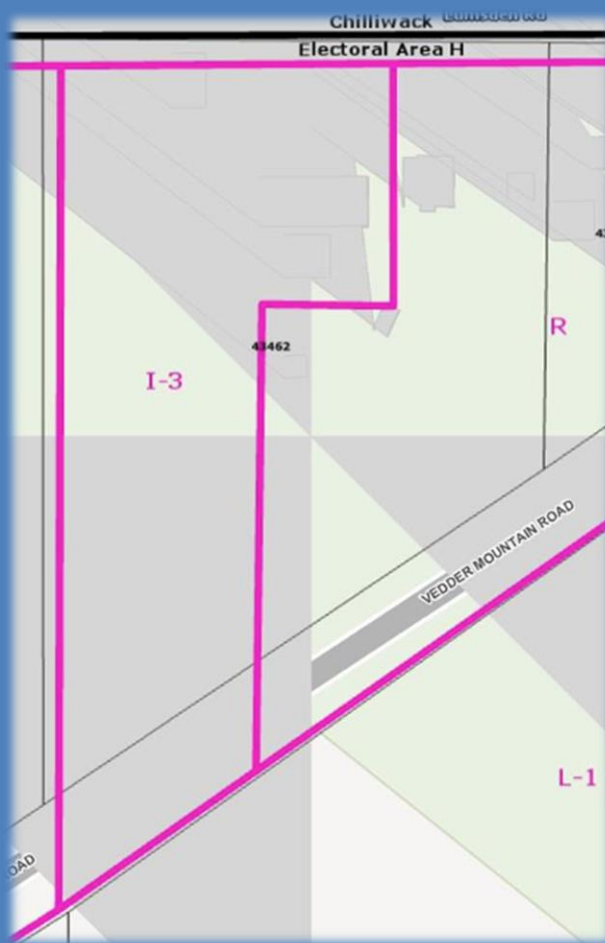
Taxes: \$8,053.71 (2024)

DM Don Munro Personal
Real Estate Corporation



604-817-7338

info@donmunrorealestate.com
www.donmunrorealestate.com



The residential improvements are located at the front of the ±2.24-acre homesite on the east side of the site and comprise a 2002-constructed one-storey plus ground level home with built in garage and a detached garage. There is lawn and landscaping surrounding the house and garden/ agricultural land at the rear.

The 3.7-acre industrial portion of the site is improved with a substantial, but older shop building with office space and a 2-bedroom suite and other outbuildings including a Seacan-constructed repair shop and a newer Quonset with a paint booth. The site has gravel surfacing and perimeter fencing. The fencing consists of metal sheeting providing full screening and a full-height electrical security fence inside the metal fencing.



Don Munro Personal
Real Estate Corporation



604-817-7338

info@donmunrorealestate.com
www.donmunrorealestate.com



The residence comprises a 4 bedroom, 2 bath, one-storey plus ground level conventional wood-framed home constructed in 2002 on a reinforced concrete slab. The ground level comprises a built-in two car garage, finished entrance foyer/stairway, finished bedroom, laundry and full bathroom. The main level comprises a three-bedroom, one bathroom plus kitchen and living room layout.

The main level finished area is 1,532 sq.ft. and the ground level finished area (excluding the garage) is 1,255 sq.ft. Approximately 550 SF is finished (entrance foyer, bedroom, bathroom and laundry room). Based on estimated 500 sq.ft. garage area, the total ground level area is estimated at 1,755 SF.

Site improvements include a patio and balcony at the rear of the house, lawn, shrubs, gardens and fencing and a detached wood framed 2-car garage on gravel.

DM Don Munro Personal
Real Estate Corporation



604-817-7338

info@donmunrorealestate.com
www.donmunrorealestate.com



4,000 SF older, wood-framed shop with office (40' x 100'). The building has an approximate 20' clearspan building height, with a 32' open repair bay/warehouse space on the east side of the building. The remaining 68' in the middle/west side of the building has a full mezzanine, used for storage and a 2-bedroom suite Metal and wooden siding. 2,720 SF mezzanine including 768 SF 2-bedroom suite. Seacan based single bay repair garage, unheated. Newer Quonset with paint booth.



Industrial portion of the site is prepared with gravel surfacing and storage yard fencing with metal sheeting and electrical security fencing.

DM Don Munro Personal
Real Estate Corporation



604-817-7338

info@donmunrorealestate.com
www.donmunrorealestate.com



The site is level and at grade with adjacent properties and the road frontages. The portion of the site zoned for auto recycling use site has been prepared with gravel surfacing suitable for heavy vehicle use and there is a metal-clad perimeter fence with electrical security fencing and a secure access gate. The R-3 zoned portion of the site has landscaping surrounding the residence, with fenced gardens and an open field to the rear.

The subject property is serviced by way of an on site drilled well and two septic systems servicing the residence and the main shop.

DM Don Munro Personal
Real Estate Corporation



604-817-7338

info@donmunrorealestate.com
www.donmunrorealestate.com



About Chilliwack

As part of the Greater Vancouver/Lower Mainland Economic Region, Chilliwack enjoys some of the same benefits as Vancouver: proximity to major markets (the Pacific Rim), and easy access to the United States. Even with all these benefits, Chilliwack has more to offer with a lower cost of living and competitive labour, energy, land and housing costs. With a growing population of 113,676, an ever-expanding infrastructure of leisure facilities, a mild climate, a vast array of recreational opportunities, shopping, arts and culture and a continuously growing education district (Canada Education Park), Chilliwack is fast becoming the destination of choice for many new businesses and residents. In fact, major corporations, like Molson Coors Factory, Red Bull, Five Corners Meat Co (formerly Vantage Foods), Puratos Canada Inc (formerly Sandel Foods), Berryhill Foods, Northcoast Building Products, Southern Irrigation, Ritchie Bros. Auctioneers , Kal Tire, and Nestle have discovered these competitive advantages and have chosen to establish operations in Chilliwack. Competitive costs, combined with a strong economy and a superb quality of life, make Chilliwack one of the best places in the world to locate a business.

DM Don Munro Personal
Real Estate Corporation



604-817-7338

info@donmunrorealestate.com
www.donmunrorealestate.com

No. 3 Road Exchange

Trans Canada Highway

Vedder Mountain Road

Subject Properties

Keith Wilson Road



Don Munro Personal
Real Estate Corporation



604-817-7338

info@donmunrorealestate.com
www.donmunrorealestate.com

The information contained herein has been obtained from sources deemed reliable, but is in no way guaranteed by SUTTON GROUP West Coast Realty or Don Munro. Prospective Buyers/Leasers should make full independent investigation of all facets of the property, including legal and accounting, prior to purchase/lease.