

For Sale | 1.128 Acres with a 1,500 SF Office Building Facing Hwy 1

62965 - 63011 Flood Hope Road

Hope, BC



Trans-Canada Highway

Flood Hope Road

CBRE

The Opportunity

CBRE Limited is pleased to present the opportunity to acquire a combined 1.128 acre site positioned directly off Highway 1 in the District of Hope. The western portion of the site contains a 1,500 square foot recently renovated office building with the remainder of the site consisting of fenced and secure yard space. The C-2 (Highway Commercial) zoning allows a wide range of uses including: building supply, liquor store, mini-storage facility, service station, towing operation and associated vehicle storage, as well as vehicle sales or service and repair. The entire property will be delivered fenced and graveled and would be an excellent fit for those seeking storage space for inventory, equipment, truck parking or other purposes. With Hope strategically positioned as a valuable connection point between the Lower Mainland and Interior BC, this is an exceptional opportunity for businesses looking to establish a presence in the Fraser Valley.

Salient Details

- Civic Addresses** 62965 Flood Hope Road
63011 Flood Hope Road
- Site Size** 1.128 acres (49,107 SF)
- Zoning** C-2 (Highway Commercial) allowing for a wide range of uses, including but not limited to:
 - + Motel & Restaurant
 - + Car Wash & Service Station
 - + Liquor Primary Use
 - + Mini Storage Facility
 - + Vehicle Repair or Sales
- OCP Designation** Light Service Industry allowing for industrial development such as:
 - + Light Service Industrial
 - + Vehicle Wrecking
 - + Heliport
 - + Water Industrial
 - + Institutional
 - + Agricultural
- Availability** 45 Days from a firm deal
- Property Tax** (2023 est.) \$8,684.41



63011 Flood Hope Road



62965 Flood Hope Road

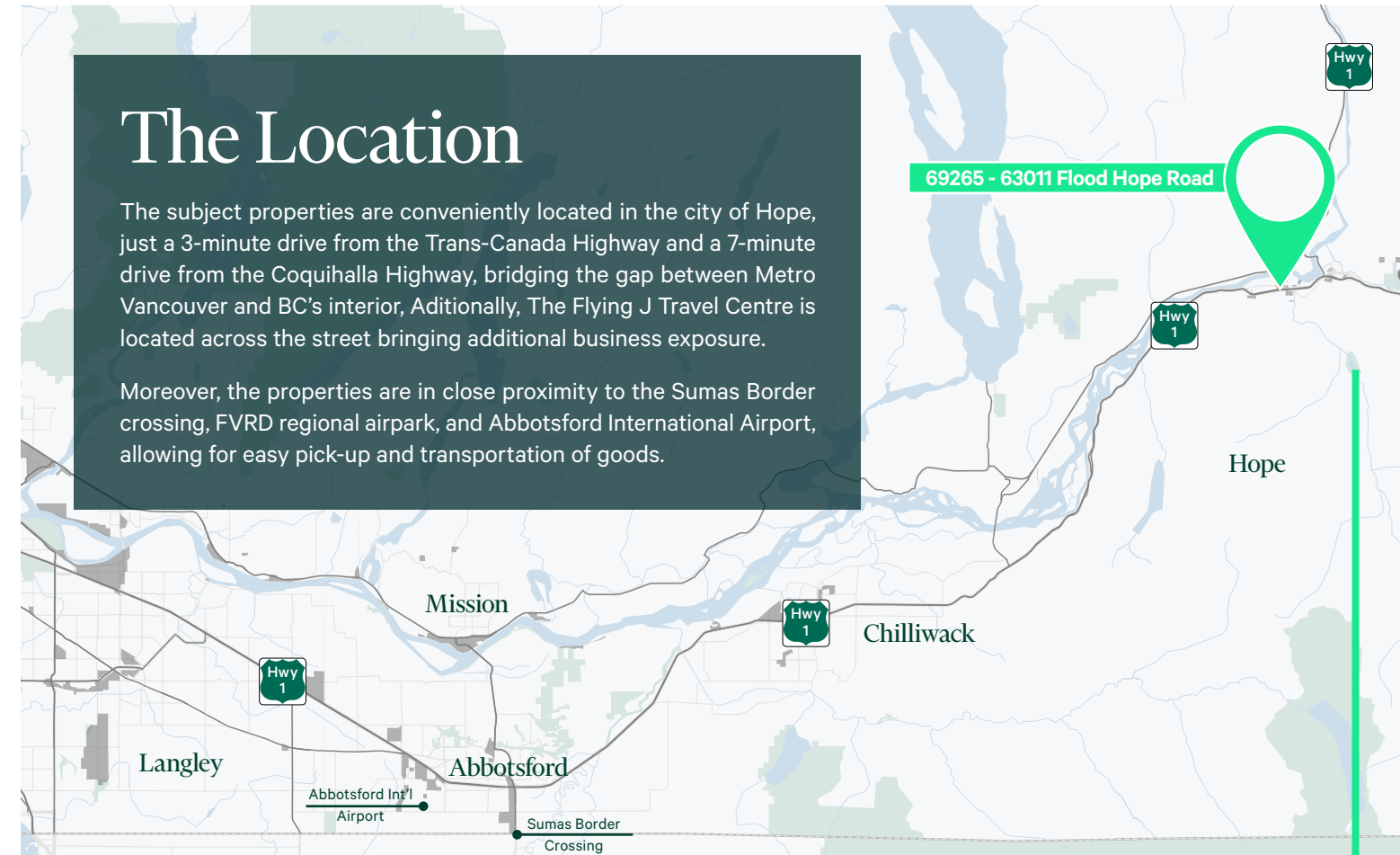


Sale Price
\$2,950,000

The Location

The subject properties are conveniently located in the city of Hope, just a 3-minute drive from the Trans-Canada Highway and a 7-minute drive from the Coquihalla Highway, bridging the gap between Metro Vancouver and BC's interior. Additionally, The Flying J Travel Centre is located across the street bringing additional business exposure.

Moreover, the properties are in close proximity to the Sumas Border crossing, FVRD regional airpark, and Abbotsford International Airport, allowing for easy pick-up and transportation of goods.



- + Trans-Canada Highway: 3 -minute drive
- + FVRD Regional Airpark: 4-minute drive
- + Coquihalla Highway: 7-minute drive
- + Chilliwack City: 30-minute drive
- + Abbotsford City: 45-minute drive
- + Sumas Boarding Crossing: 50-minute drive
- + Abbotsford Int'l Airport: 50-minute drive
- + Mission City: 60-minute drive

Drive Times



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For more information contact:

Kyle Dodman

Personal Real Estate Corporation
Vice President | Industrial & Logistics
604 309 9446
kyle.dodman@cbre.com

Luc Soares

Sales Associate | The Industrial Specialists
778 372 1938
luc.soares@cbre.com

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