



# 45916 WELLINGTON Avenue Chilliwack British Columbia

\$6,999,000

Amazing opportunity in downtown Chilliwack! This prime 18,611 sqft property is almost half an acre with a solid concrete three-storey 40,119 sqft building. The current use and included in this sale is the famous Chillibowl Lanes, established in 1982 this business offers 24 - 5 pin bowling lanes, pub, and a restaurant main floor, the upper floor features 17 tournament-style pool tables and huge arcade, the top floor in the manager suite. The business is easy to run and generates huge a cash flow. The property has enormous upside potential as it is C3 zoned, this land-designated Village Quarter that offers low-rise mixed-use buildings up to 4 storeys in height with a range of local, neighbourhood commercial amenities including grocery stores and restaurants on street level. and apartments above. Phase one environment is available and business details are also available upon request. Listed \$2 million under BC assessment. Projected CAP of over 6% rate. Welcome Asset or Share sale. (id:6769)

Listing Presented By:



Originally Listed by:  
Sutton Group-West Coast Realty

<http://www.mgfrealstate.com/>



Royal

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