

BUILDING BROCHURE

GARRISON CENTRAL

45510 Market Way · Chilliwack, BC V2R 1A1 · Vedder S Watson-Promontory



Scan to view online



Small rendering of the building is for informational purposes only. Actual appearance may vary.

3 FOR SALE
FROM \$299,900

8 SOLD · 12 MO
\$310,000–\$1,200,000



Unit Mix

Studio

10 units
368 – 475 sf
from \$299,000

1 Bedroom

9 units
465 – 692 sf
from \$310,000

2 Bedroom

32 units
819 – 1,801 sf
from \$445,000

3 Bedroom

2 units
1,020 – 1,261 sf
from \$646,000

For Sale in Garrison Central & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$800,000	3 / 2	1261 sf	\$634	401 45500 MARKET WAY
\$749,999	2 / 2	1181 sf	\$635	503 45500 MARKET WAY
\$299,900	— / 1	368 sf	\$815	112 45500 MARKET WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$646,000	3 / 2ba	1020 sf	\$633	2026-07-21
\$1,150,000	2 / 2ba	1720 sf	\$669	2026-07-07
\$1,200,000	2 / 2ba	1801 sf	\$666	2026-06-15
\$310,000	1 / 1ba	465 sf	\$667	2026-06-06

Value & Financing

Price Positioning

\$695 /sq ft

Active listings here average **\$695/sf** vs **\$1182/sf** across Vedder S Watson-Promontory.

41% below area average

Mortgage Snapshot

\$1,436 /mo

Entry price (from) **\$299,900**

20% down payment **\$59,980**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2020	LEVELS 6	SUITES 60	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND See Remarks	STRATA PLAN EPS4822	DEVELOPER Diverse Properties

Overview

Garrison Central at 45510 Market Way, Chilliwack, BC V2R 1A1, Canada. Located at Tamihi Way and Market Way in the neighbourhood of Vedder S Watson-promontory. Comprised of 60 luxurious units, 6 stories and was completed in 2020. Garrison Central is luxurious and low-maintenance living, right next to Garrison Village and its vibrant shops, cafes and restaurants. Living here puts you in the heart of this vibrant yet quaint hub that is home to young families and those looking to

downsize. Enjoy your daily lifestyle just walking distance to the grocery store, good schools, and the Cheam Leisure Centre for swimming. Join a class at the nearby yoga studio, then head over to the local coffee shop to meet up with other friendly faces in the neighbourhood. Take in the stunning views of the mountains from your spacious deck and for a little more adventure, its a 10 minute drive to Cultus Lake for water sports, the waterslides and adventure park.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Sewer
- ✓ Snow Removal
- ✓ Water

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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