

BUILDING BROCHURE

# CENTRAL PARK - 8825 ELM BUILDING

8825 Elm Dr. · Chilliwack, BC V2P 0A5 · Chilliwack E Young-Yale



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**1** FOR SALE  
FROM \$650,000

**1** SOLD · 12 MO  
\$558,000-\$558,000

**12-MO SOLD TREND**  
34.5

## Unit Mix

### 3 Bedroom

13 units

1,724 – 1,985 sf

from \$415,000

# For Sale in Central Park – 8825 Elm Building & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS        |
|-----------|--------------|---------|-------|-----------------------|
| \$650,000 | 3 / 3        | 1861 sf | \$349 | 19 8830 NOWELL STREET |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$558,000  | 3 / 3ba | 1953 sf | \$286 | 2025-12-01 |
| \$653,000  | 3 / 3ba | 1983 sf | \$329 | 2025-07-14 |
| \$619,000  | 3 / 3ba | 1965 sf | \$315 | 2024-06-25 |
| \$635,000  | 3 / 3ba | 1906 sf | \$333 | 2024-01-20 |

## Value & Financing

### Price Positioning

**\$349** /sq ft

Active listings here average **\$349/sf** vs **\$407/sf** across Chilliwack E Young-Yale.

14% below area average

### Mortgage Snapshot

**\$3,113** /mo

Entry price (from) **\$650,000**

20% down payment **\$130,000**

Rate / amortization **5.24% · 25 yr**

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

|                                         |                     |                                     |                          |
|-----------------------------------------|---------------------|-------------------------------------|--------------------------|
| YEAR BUILT<br><b>2006</b>               | SUITES<br><b>23</b> | CONSTRUCTION<br><b>Frame - Wood</b> | EXTERIOR<br><b>Vinyl</b> |
| TITLE TO LAND<br><b>Freehold Strata</b> |                     | STRATA PLAN<br><b>BCS1924</b>       |                          |

## Overview

Central Park -8825 Elm Dr, Chilliwack, BC V2P 4Y7, BCS1924. Located on Elm Drive and Chilliwack Central Road in a convenient neighborhood of Chilliwack. Central Park built in 2006, offers 23 homes that are well maintained and professionally managed. This is a prime location just minutes away from a school, Shandhars Hut Indian Cuisine, Corkeys Irish Pub, Fraser Valley Regional Library, Paramount Theatre, University of Fraser Valley, and Chilliwack Airport. Transit and major routes are close by and within walking distance. Maintenance Fees at Central Park include Garbage, Gardening and Management. Features of Central Park include in-suite laundry and Covered Garages. Rentals are not allowed at Central Park.

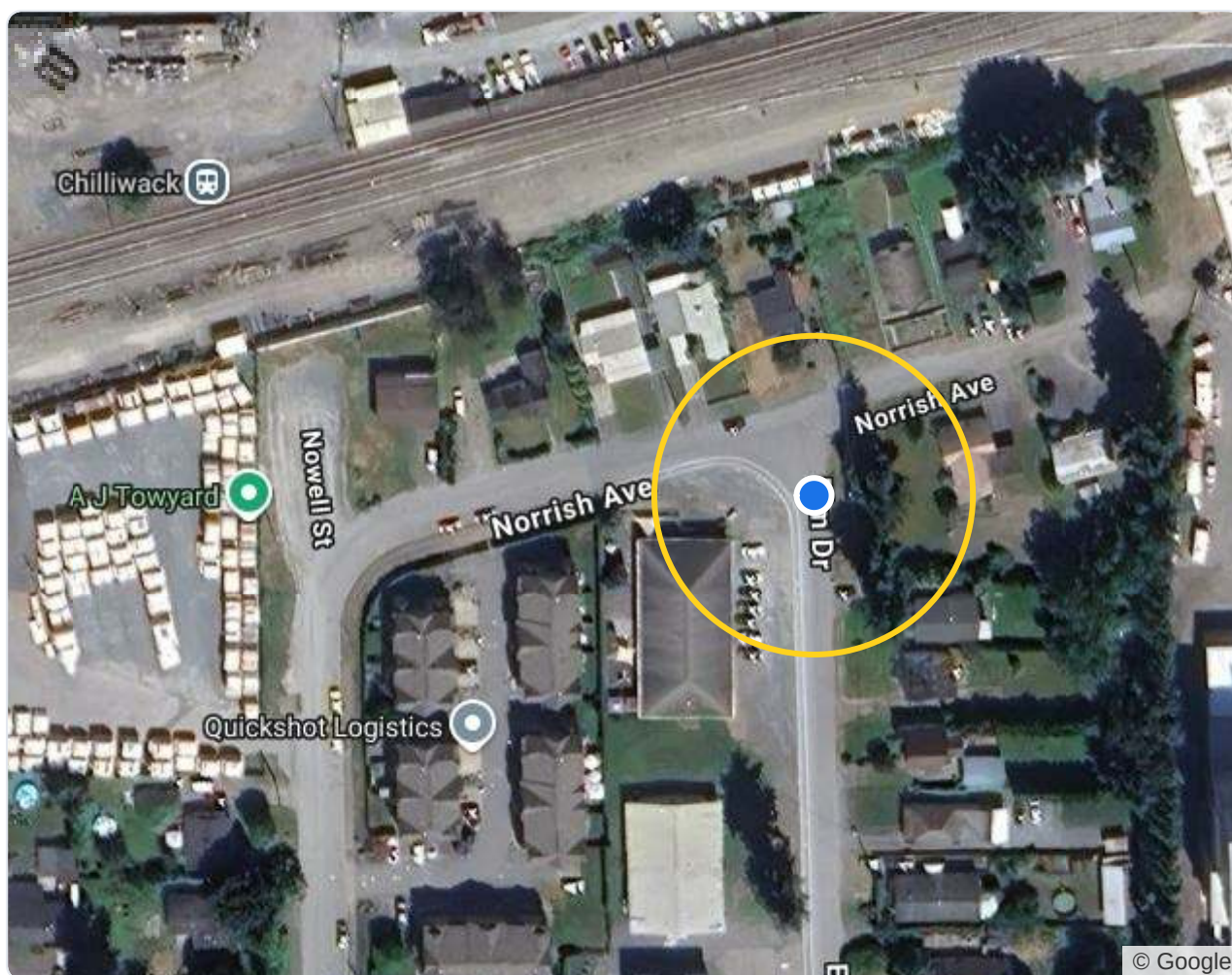
## Amenities & Features

- ✓ In Suite Laundry

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

## Location



**Les Twarog**

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