

# Pizza Sardis - Business For Sale

## Chilliwack, BC

A turnkey pizza operation with proven recipes, loyal customers, and untapped growth potential in one of Chilliwack's fastest-growing neighborhoods.



# Business Overview

Pizza Sardis offers a rare opportunity to acquire an established, profitable food business in Chilliwack's thriving Sardis neighborhood.

- Fully operational with all equipment included
- Proven business model with consistent revenue
- Well-trained staff willing to stay on with new ownership
- Smooth transition with seller training included





# Prime Location Advantage

## **Strategic Position**

Located in a high-visibility shopping plaza with ample parking and surrounded by densely populated residential neighborhoods

## **Limited Competition**

Positioned away from major pizza chains, giving Pizza Sardis a competitive edge in its immediate service area

## **Growing Customer Base**

Located in a neighborhood with increasing foot traffic and residential development



# Demographics & Growth Potential

## Sardis Neighborhood Demographics

- Population growth of 9.7% since 2016 (above city average)
- Median household income: \$78,500 (higher than BC average)
- 53% of residents are families with children
- 76% homeownership rate indicates stable community

## City OCP Growth Projections

- Sardis designated as a "growth concentration area" in Chilliwack OCP
- 500+ new housing units planned within 1-mile radius by 2025
- Mixed-use developments approved for nearby corridors
- Infrastructure improvements including expanded transit routes

The Chilliwack Official Community Plan identifies Sardis as a key neighborhood for residential densification and commercial growth over the next decade.

# Business Highlights



## Proven Recipes

Proprietary sauce and dough recipes that customers love and return for consistently



## Loyal Customer Base

Strong repeat business with many customers ordering weekly for years



## Steady Performance

Consistent sales with predictable seasonal patterns and growth trajectory



## Turnkey Operation

Walk in and start generating revenue immediately with systems already in place

# Untapped Growth Opportunities



## Expanded Delivery

Currently limited delivery range could be expanded to reach more neighborhoods



## Catering Services

Untapped market for office lunches, events, and school functions



## Extended Hours

Potential for increased late-night business, especially on weekends

These growth avenues align perfectly with the Chilliwack OCP's projection for increased commercial activity in Sardis, positioning the business for long-term success.



# Why Invest in Pizza Sardis?



**A stable business with proven success and strong growth potential in one of Chilliwack's most promising neighborhoods.**

- Immediate cash flow from established customer base
- All equipment included and in excellent working condition
- Potential to expand menu and services
- Located in area designated for growth in Chilliwack's OCP
- Reasonable lease terms with renewal options





# Facility & Equipment

## Restaurant Details

- 1,047 sq. ft. total space
- Small sitting/dining area.
- efficient kitchen layout
- next to liquor store
- Prominent signage visible from main road
- Ample parking spaces

## Included Equipment

- Two commercial pizza ovens
- Cooler and freezer
- Prep tables and workspace
- POS system with online ordering capability
- Cameras
- All smallwares and kitchen tools



## Basic Lease Information


- Premises: Unit 102B – 5960 Tyson Road, Chilliwack, BC
- Size: ~1,047 sq. ft.
- Use: Approved for Pizza Restaurant (with allowance to also prepare and sell Indian food)

## Lease Term


- Original Lease Start: June 2, 2020
- Current Term End: July 31, 2025
- Renewal: Extended for 5 years (Aug 1, 2025 – July 31, 2030)
- Further Renewal Option: One additional 5-year renewal available (subject to terms)

## Rent Details (First Renewal Term)

Year	Monthly Rent	\$ / sq.ft.
Year 1 (2025–26)	\$1,919.50/month	\$22/sq.ft.
Year 2 (2026–27)	\$1,919.50/month	\$22/sq.ft.
Year 3 (2027–28)	\$2,006.75/month	\$23/sq.ft.
Year 4 (2028–29)	\$2,181.25/month	\$24/sq.ft.
Year 5 (2029–30)	\$2,181.25/month	\$25/sq.ft.

 The Buyer should independently verify lease rates and all information from the Lease documents and their representor.

# Confidentiality & Next Steps

 Detailed financial information, exact location, and specific business metrics are available to qualified buyers after signing a confidentiality agreement.

## Initial Inquiry

Contact us to express interest and receive a general information package

## Sign NDA

Complete and return the confidentiality agreement to access detailed financials

## Schedule Viewing

Arrange a private, after-hours tour of the facility with the broker

## Make an Offer

Submit a formal offer with guidance from our experienced business broker

Chilliwack's OCP indicates continued investment in the Sardis area, making this an ideal time to acquire an established business in this growing market.



# For More Information

## Contact Us Today

For more details or to book a confidential showing, contact me today. I can provide additional information about Sardis' growth projections in line with Chilliwack's Official Community Plan.

**Disclaimer:** All information provided is deemed reliable but not guaranteed and is subject to errors, omissions, change of price, prior sale, or withdrawal without notice. No representations or warranties, expressed or implied, are made as to the accuracy of the information herein. Prospective buyers are responsible for conducting their own independent investigations and verifications of all information. We strongly recommend consulting with your own legal, accounting, and other professional advisors.

## Sav Cheema PREC\*

At RE/MAX Elevate Realty, I am dedicated to providing expert guidance and personalized service to help you explore this unique business opportunity with confidence. I look forward to assisting you.

Ready to take the next step? Contact me directly:



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