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



Steady Performance

Consistent sales with predictable seasonal patterns and growth trajectory



Loyal Customer Base

Strong repeat business with many customers ordering weekly for years



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



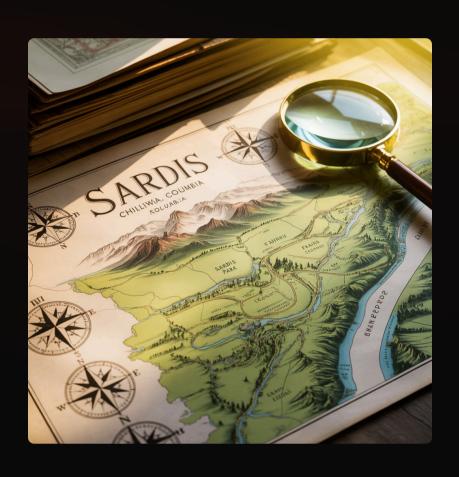
Extended Hours

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

① 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

Schedule Viewing

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

Sign NDA

Complete and return the confidentiality agreement to access detailed financials

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.

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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:

