

# FOR LEASE

SERVICE COMMERCIAL SPACE WITH FINISHED OFFICE

Unit 101 & 102  
45885 Alexander Avenue  
Chilliwack, BC



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## PROPERTY HIGHLIGHTS:

- Up to 3,135 sf retail/service commercial and warehouse space
- Up to 1,629 sf of finished second floor office
- Recently renovated interior and exterior (2015)
- \$12.00 psf net

*For more information*

PLEASE CONTACT:

Kyle Dodman  
d 604.424.9837  
c 604.309.9446  
kyled@FLRE.ca

Todd Bohn  
Personal Real Estate Corporation  
d 604.676.4138  
c 778.808.8633  
todd@FLRE.ca

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# FOR LEASE

SERVICE COMMERCIAL SPACE WITH FINISHED OFFICE

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## OPPORTUNITY

The opportunity to lease up to 4,764 sf of service commercial space suitable for a business requiring a showroom or retail frontage as well as the ability to store, receive and/or distribute products.

## LOCATION

Located in downtown Chilliwack, the immediate area boasts a variety of light industrial businesses and commercial amenities while providing convenient access to Highway 1 and local connector routes. The City of Chilliwack has committed to the renewal of the area with their Chilliwack Downtown Plan.

## AVAILABILITY

Unit	Description	Size
101	Ground floor - warehouse/service commercial	2,112 sf
101	Second floor - office	1,064 sf
101	<b>Unit 101 TOTAL</b>	<b>3,176 sf</b>
102	Ground floor - retail/service commercial	1,023 sf
102	Second floor - office	565 sf
102	<b>Unit 102 TOTAL</b>	<b>1,588 sf</b>
<b>GRAND TOTAL</b>		<b>4,764 sf</b>

## PROPERTY FEATURES

- 18 ft ceiling height in warehouse
- Grade loading door
- Open concept retail/service commercial space
- Signage opportunities
- Easy access/egress via front and rear of property
- Abundant parking

## ZONING

Zoned M1 (Light Industrial) allowing for a range of light industrial activities with accessory office and sales.

## BASIC RENT

\$12.00 psf net

## ADDITIONAL RENT

\$4.00/sf

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