

# FOR LEASE

SERVICE COMMERCIAL SPACE WITH FINISHED OFFICE

Unit 101 & 102  
45885 Alexander Avenue  
Chilliwack, BC



**FRONTLINE**  
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- Up to 3,135 sf retail/showroom 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:

George Richmond  
d 604.283.1439  
c 604.786.1094  
george@FLRE.ca

Kyle Dodman  
d 604.424.9837  
c 604.309.9446  
kyled@FLRE.ca

**FLRE.ca**

# FOR LEASE

SERVICE COMMERCIAL SPACE WITH FINISHED OFFICE

Unit 101 & 102  
45885 Alexander Avenue  
Chilliwack, BC

## 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

Downtown Chilliwack provides convenient access to Highway 1 and local connector routes. The immediate area is home to a number of service-commercial businesses including Canadian Custom Timbers, Real Deal Home Decor, JK Fireplace, Valley Radiator, Chilliwack Auto Glass and Prime Signs.

## AVAILABILITY

Unit	Description	Size
101	Ground floor - warehouse & retail/showroom	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/showroom	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/showroom space
- Excellent 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

E.&O.E: This document/email has been prepared by Frontline Real Estate Services Ltd. for advertising and general information only. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Frontline Real Estate Services Ltd. Any interested party should undertake their own inquiries as to the accuracy of the information. Frontline Real Estate Services Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

