

#2 - 45676 Yale Road Chilliwack BC

Property Highlights

- ▶ Excellent Exposure on Yale Road
- CSM Zoning (Commercial & Industrial Uses)
- Plenty of Parking



NAI Commercial

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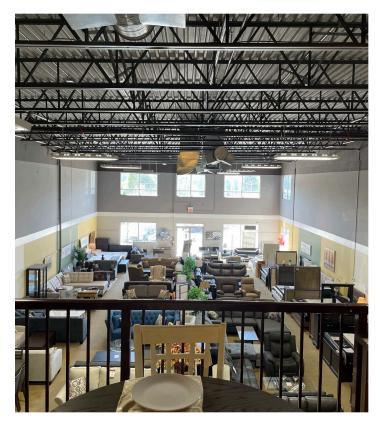
FOR LEASE

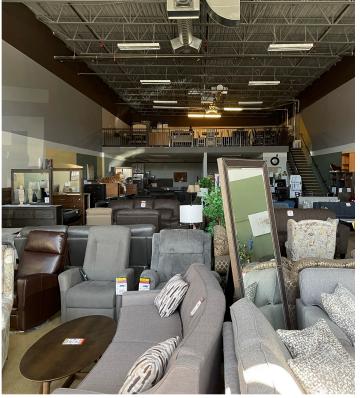
Industrial Warehouse 4,340 SF

Quasi Retail Space fronting on very busy Yale Road. Space is currently operating as a furniture store. The property provides ample shared parking stalls with other tenants which include OK Tire, Modern Beauty and Mamacare Daycare. Close neighbours include Rona as well as Kia, Ford and Dodge Dealerships and many more other businesses.

Building Description:	Freestanding concrete building on high traffic Yale Road	
Unit Description:	Currently set up as a furniture store with 1 bathroom and small office	
Unit Size:	4,497 SF ground floor plus 1,280 SF Mezzanine	
Zoning:	Flexible CSM Zoning, see attached	
Lease Rate:	\$18.00/PSF	\$8,665.50/Month + GST
Operating Costs:	\$5.50/PSF	\$2,647.80/Month + GST

Total Rent: \$11,313.30 per month plus GST





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FOR LEASE

Freestanding building 5,777 SF



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