



#2 - 45676 Yale Road Chilliwack BC

Property Highlights

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



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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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