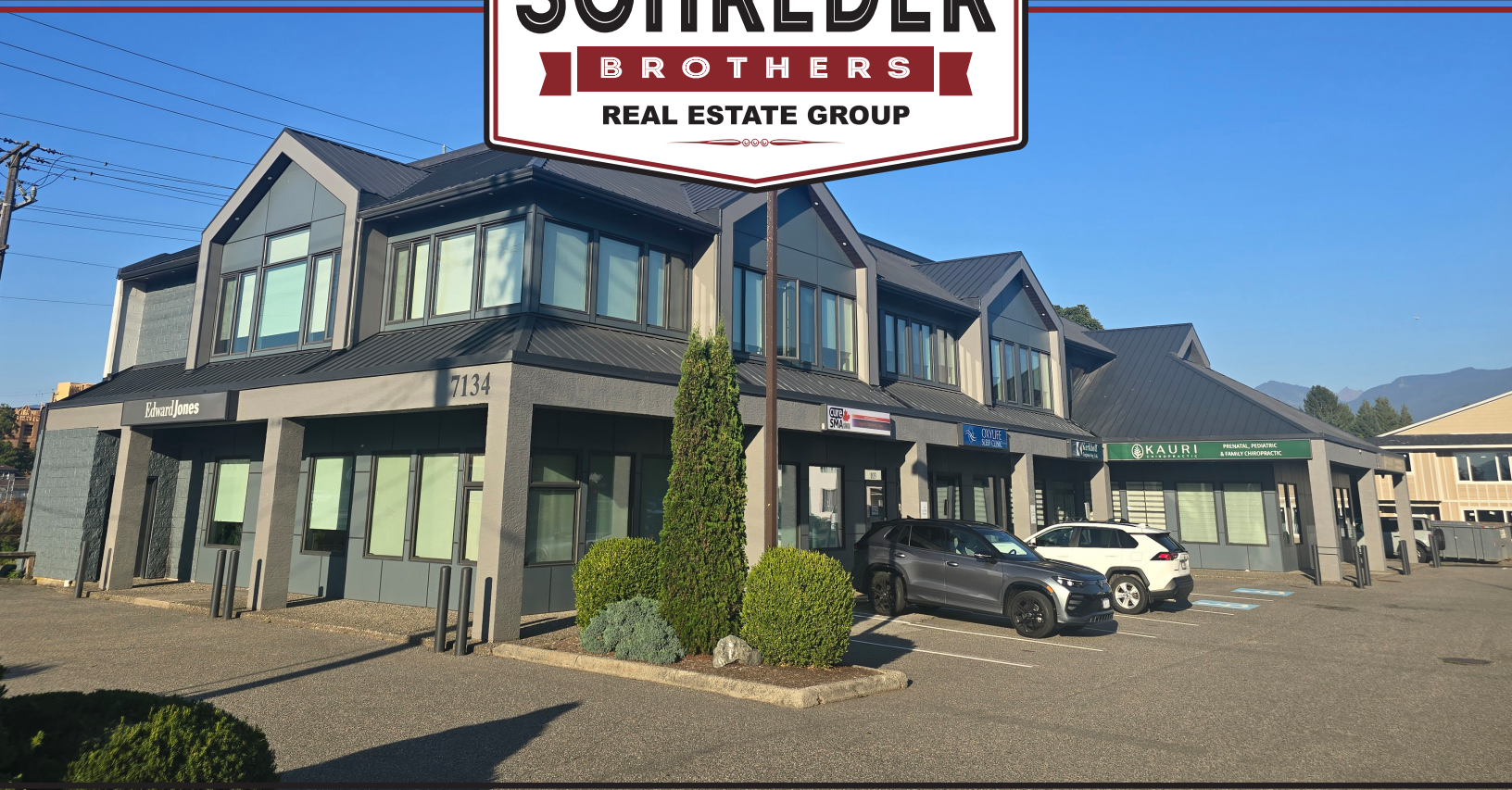


SCHREDER
BROTHERS
REAL ESTATE GROUP



FOR LEASE

Unit 202 - 7134 Vedder Road
Chilliwack, BC

Sardis Crossing

- » Great Central Location
- » High Traffic Visibility
- » Plenty of Parking
- » High Quality Finishings

UPDESH GREWAL

Personal Real Estate Corporation

JAMIE SCHREDER

Personal Real Estate Corporation

MAGNUS HEANEY

Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

UNIT 202 556 ft²

BASIC RENT

\$22.50/ ft² / per annum

ADDITIONAL RENT

\$8.00 / ft² / per annum

EST. GROSS RENT

\$1,413.17 / month + GST

ZONING

CS1 (Service Commerical)

Intended to accommodate a wide range of commercial uses. This property is best suited for office users and/or low traffic retail uses.

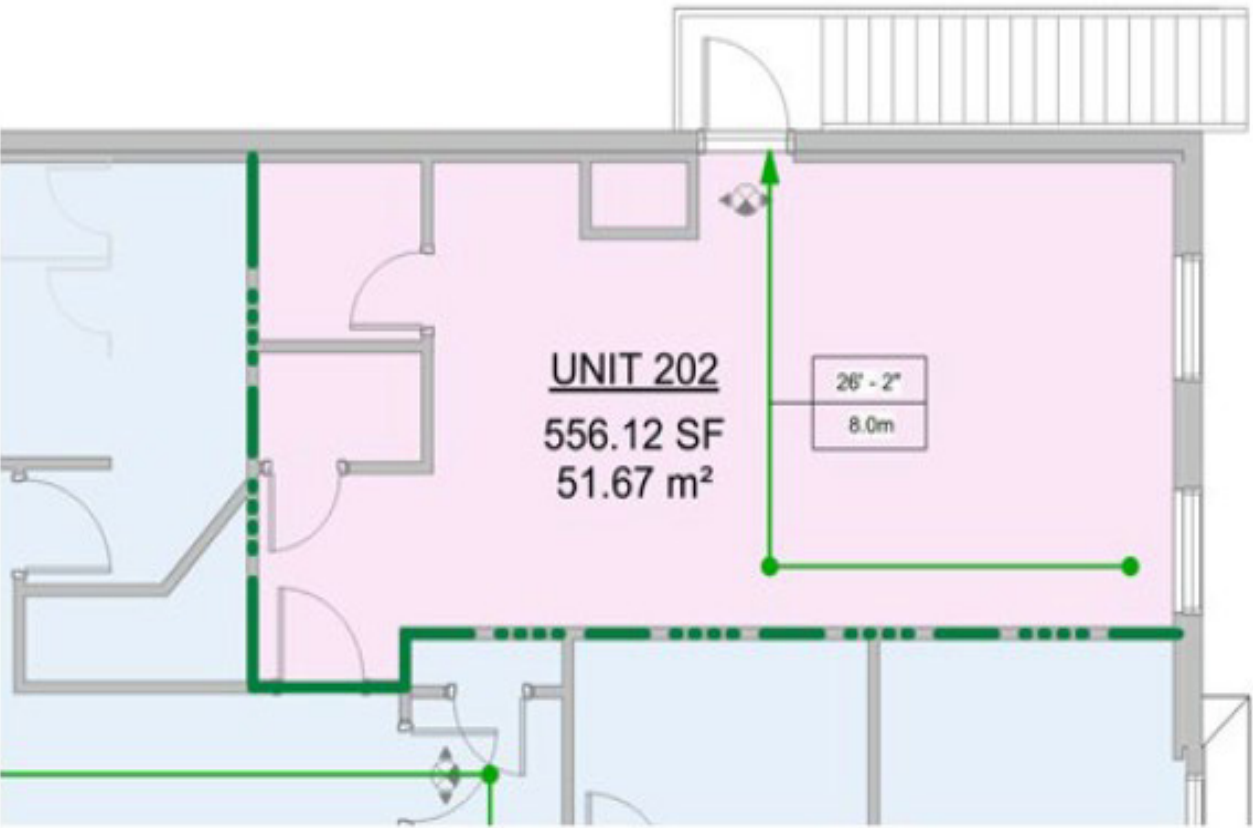


Unit 202 - 7134 Vedder Road, Chilliwack

Ready for immediate possession, this fully finished, second-level commercial unit offers unparalleled flexibility. The open-concept design is perfectly suited for modern service needs. Practical amenities include a private stairway, a dedicated private washroom within the suite and an additional common area sink. The property is located in a high-traffic area of Chilliwack, while the zoning permits a wide variety of office and service-oriented uses.

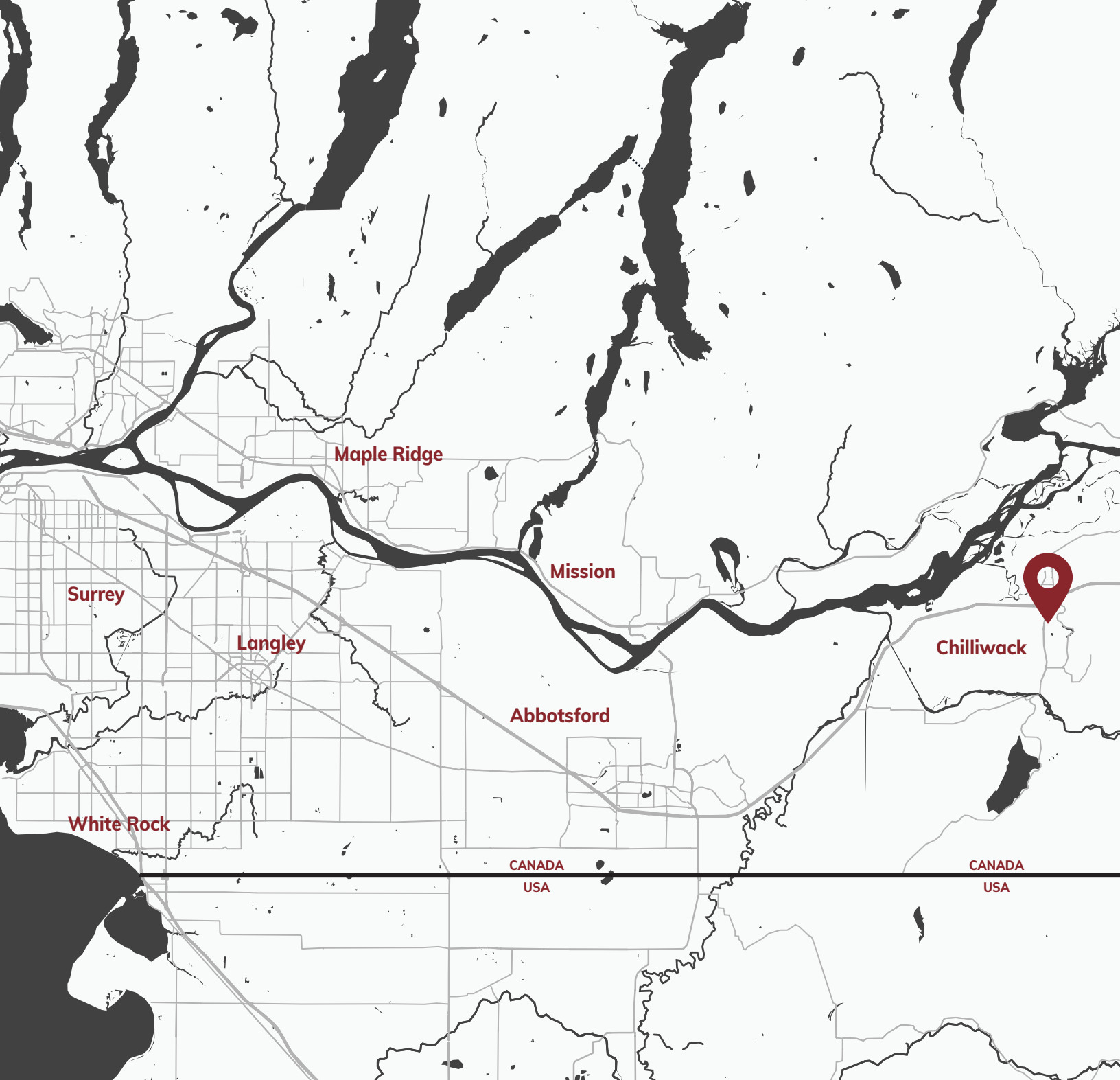
Please note: This unit is not available for childcare uses and there is no elevator to the second floor.

- » Great Central Location
- » High Traffic Visibility
- » Plenty of Parking



FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



DRIVE TIMES

ABBOTSFORD	27 MINS
MISSION	35 MINS
LANGLEY	50 MINS
SURREY	60 MINS
CLOVERDALE	60 MINS
MAPLE RIDGE	60 MINS
BURNABY	60 MINS

JAMIE SCHREDER

Personal Real Estate Corporation

UPDESH GREWAL

Personal Real Estate Corporation

MAGNUS HEANEY

Commercial Realtor

LORI NICOL

Unlicensed Assistant



604-530-0231

COMMERCIAL@SCHREDERS.CA

WWW.SCHREDERS.CA