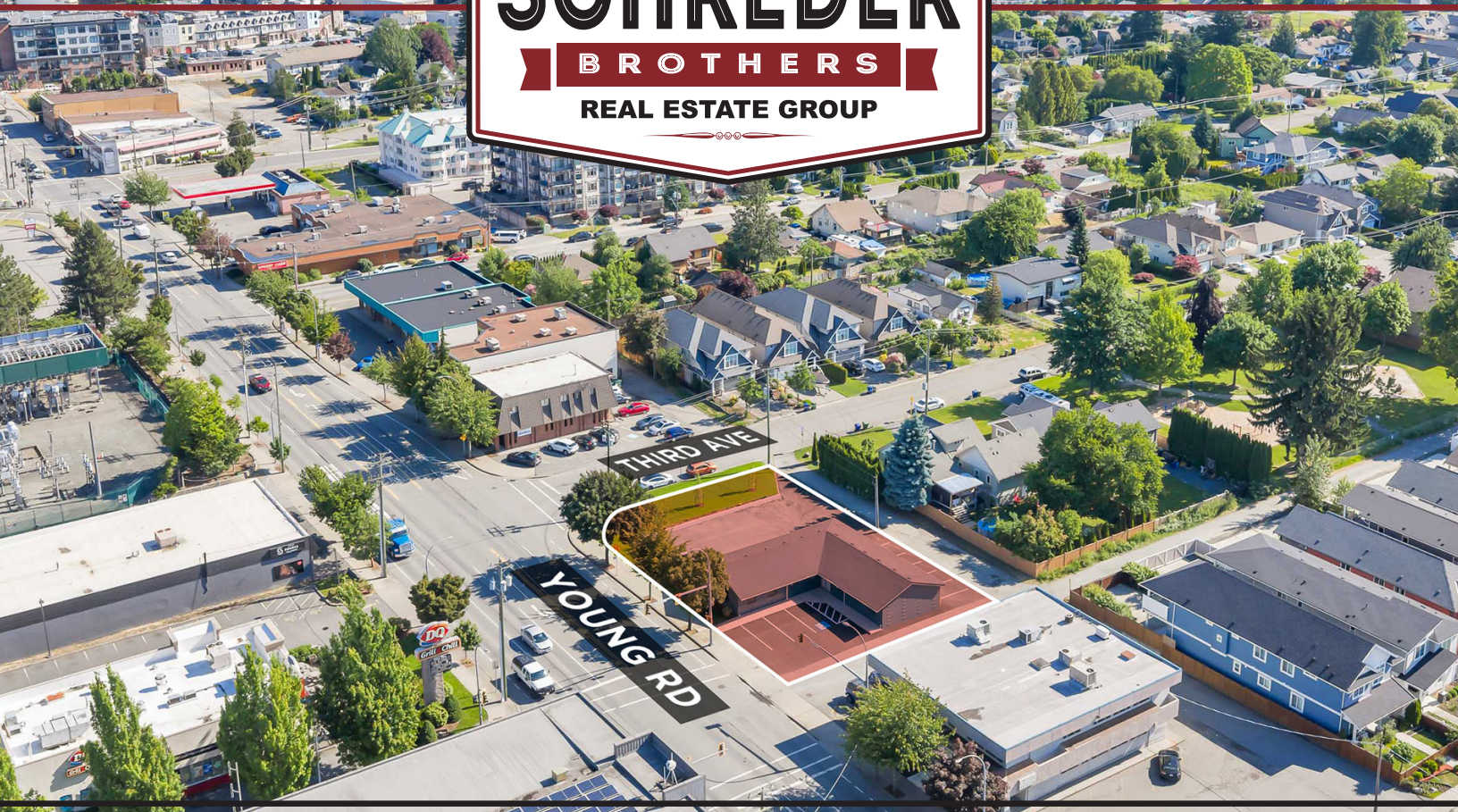


SCHREDER
BROTHERS
REAL ESTATE GROUP



FOR LEASE

9072 Young Road
Chilliwack, BC

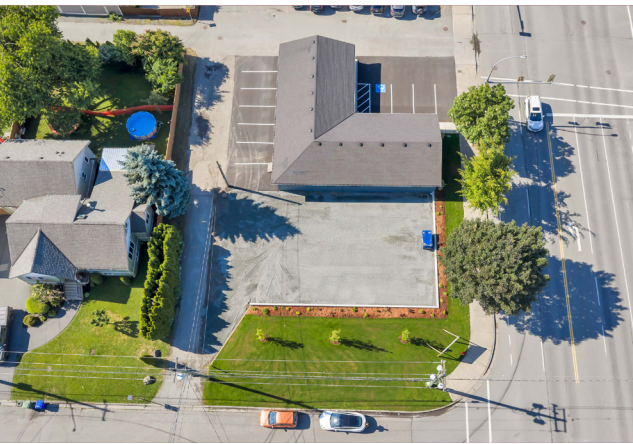
Freestanding Office/Retail Building

- » Fully Renovated
- » Abundance of Parking
- » Close to Chilliwack Hospital
- » C2 (Local Commercial Zoning)

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Total: 2,400 ft²

BASIC RENT

\$26.00/ ft² / per annum

ADDITIONAL RENT

\$9.00/ ft² / per annum

EST. GROSS RENT

\$7,000.00/ month + GST

ZONING

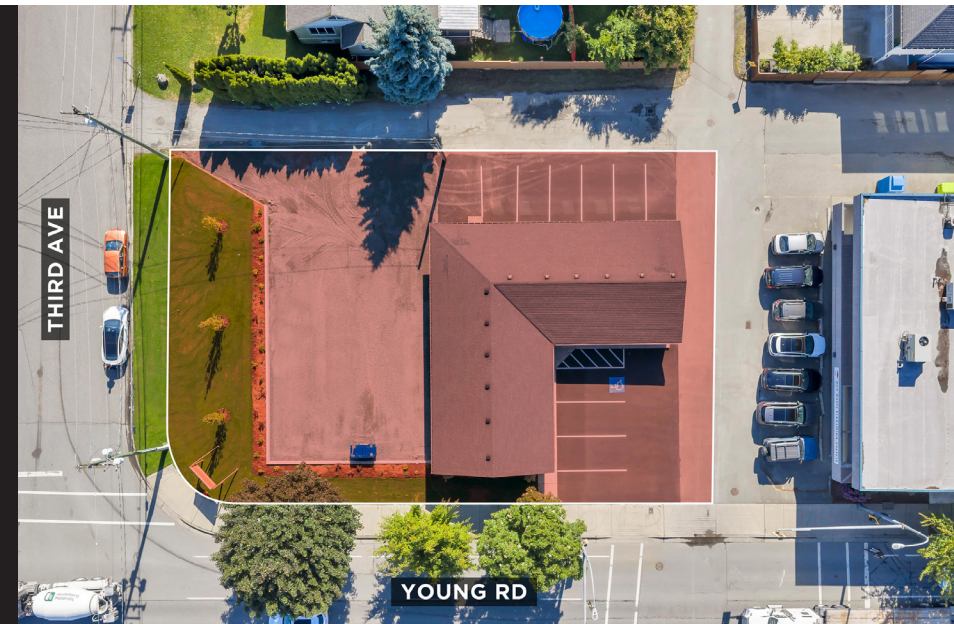
C2 (Local Commercial) Zone

Intended to accommodate a wide range of office and retail uses.

POWER SUPPLY

Single Phase / 250-AMP / 120/208 - Volt

*Tenant to verify that power supply is accurate and sufficient for its intended use.



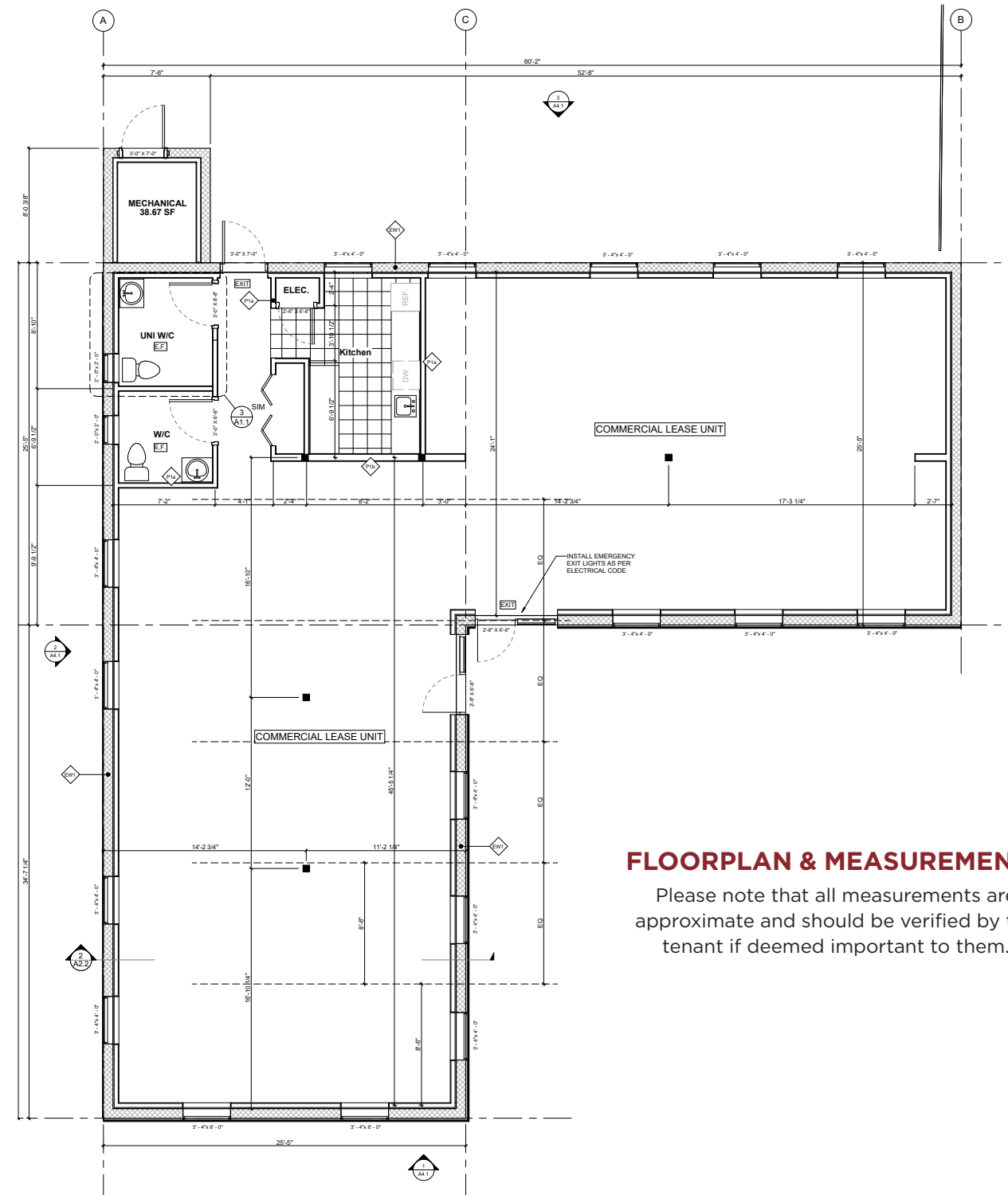
9072 Young Road, Chilliwack, BC

Available immediately, this completely renovated 2,400 square foot free-standing building is ideally located just a few blocks from Chilliwack General Hospital. With C2 (Local Commercial) zoning, this versatile property is perfectly suited for medical-oriented users, clinics, and other professional office tenants. The interior has been thoughtfully transformed into a bright, open-concept layout with two washrooms and a dedicated kitchen area.

The building's exterior has also undergone a complete overhaul, featuring brand new siding and updated windows that provide excellent curb appeal and abundant natural light. Parking is incredibly convenient for both clients and staff, as the property features a newly paved lot with 8 dedicated stalls, plus an additional gravel parking area situated at the side of the building for overflow.

Don't miss this rare opportunity to secure a premium, stand-alone, move-in-ready commercial space in an easily accessible location.

- » Fully Renovated
- » Abundance of Parking
- » Available Immediately



FLOORPLAN & MEASUREMENTS

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



DRIVE TIMES

CLOVERDALE	67 MINS
WHITE ROCK	75 MINS
SURREY	66 MINS
DELTA	90 MINS
BURNABY	81 MINS
MAPLE RIDGE	64 MINS
ABBOTSFORD	30 MINS

JAMIE SCHREDER
Personal Real Estate Corporation

UPDESH GREWAL
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®

LORI NICOL
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