

UNIT
101



Unit 101 - 45885 Alexander Ave Chilliwack, BC

FOR LEASE

- ▶ Excellent Location – Near all Amenities
- ▶ M1 Zoning (Commercial & Industrial Uses)
- ▶ Plenty of Parking



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Unit 101

45885 Alexander Avenue

Chilliwack, BC

Quasi Retail Space fronting on Alexander Ave. Close neighbours include FreshCo, McDonald's, Dollarama, HSBC and many other businesses.

Building Description: Freestanding concrete block building

Unit Description: Office/Reception Area, Kitchen, 2 Bathrooms, Boardroom

Unit Size: 3,263 SF Gross

Parking: 3 – 6 in front

Zoning: Flexible M1 Zoning

Lease Rate: \$12.50/SF
\$3,398.96/month plus GST

Operating Costs: \$4.75/SF
\$1,291.60/month plus GST

Total Rent: \$4,690.56/month plus GST



10.01 M1 (LIGHT INDUSTRIAL) ZONE

(1) PERMITTED USESPRINCIPAL USES

- (a) FOOD PROCESSING
- (b) LIGHT MANUFACTURING
- (c) RESEARCH AND DEVELOPMENT LABORATORY
- (d) WAREHOUSING

ANCILLARY USES

- (e) ACCESSORY DWELLING UNIT
- (f) ACCESSORY HOME OCCUPATION
- (g) ACCESSORY OFFICE AND SALES
- (h) CONVENIENCE COMMERCIAL
- (i) OFF-STREET LOADING
- (j) OFF-STREET PARKING

CONVENIENCE COMMERCIAL

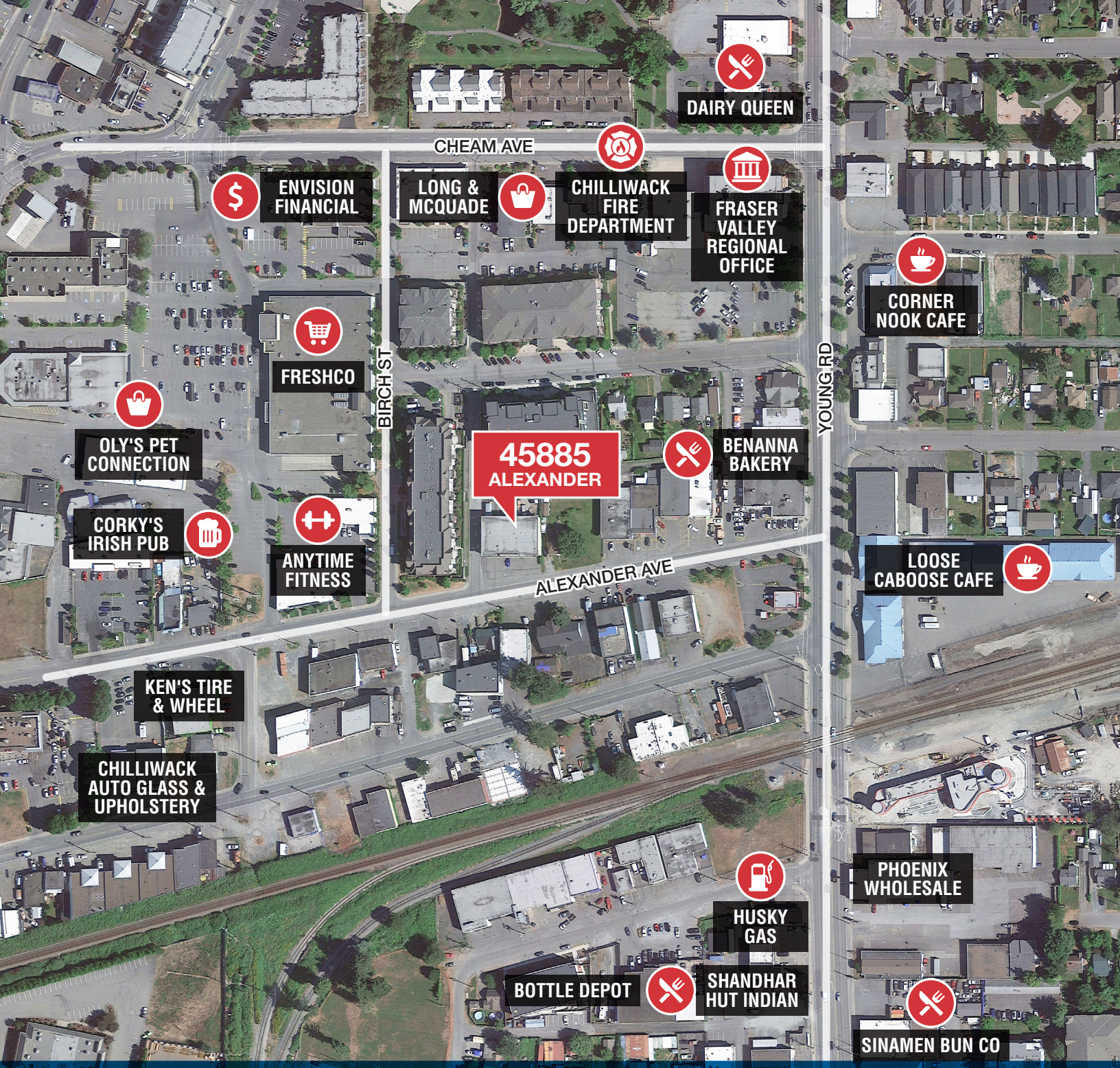
means commercial activities serving a localized market created by another use in the area, and shall be limited to:

- (a) grocery store not exceeding 200m² GROSS FLOOR AREA
- (b) restaurant (café) not exceeding 100m² GROSS FLOOR AREA
- (c) PERSONAL SERVICE
- (d) MOBILE VENDING
- (e) SPECIAL EVENT VENDING;

PERSONAL SERVICE

means the provision of a service to an individual or individuals, including the following:

- (a) Travel agent
- (b) Tailor
- (c) Dressmaker
- (d) Barber
- (e) Beauty parlour
- (f) Shoe repair and similar uses;



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