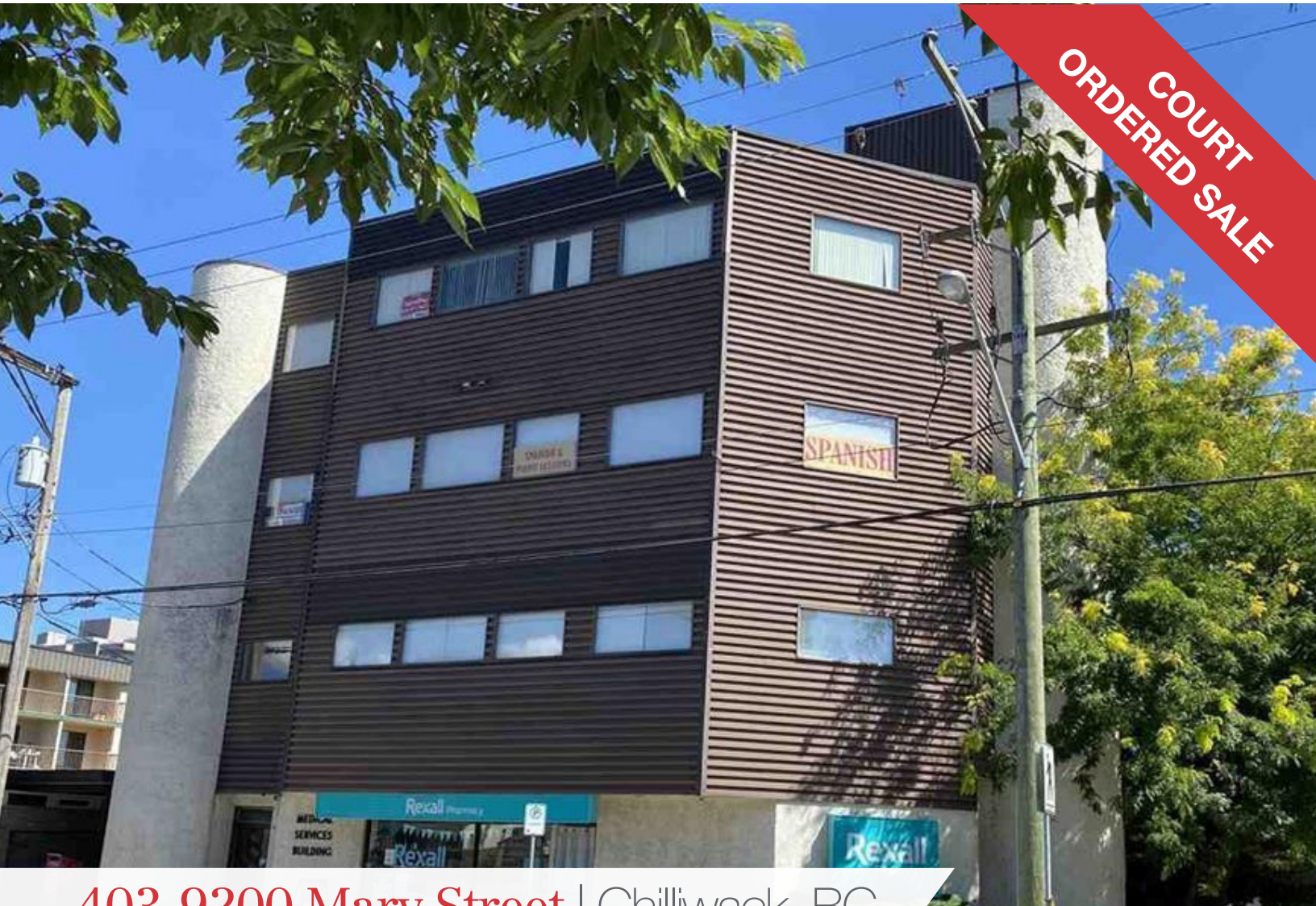


COURT  
ORDERED SALE



403-9200 Mary Street | Chilliwack, BC

**FOR SALE** | 625 sq.ft. Strata Medical Office Unit

## Property Highlights

- ▶ 625 SF fourth floor medical office
- ▶ Four private examination rooms
- ▶ Both private-in-unit and shared bathrooms
- ▶ Reception, internal and external shared waiting area
- ▶ Ample Parking

### Gary Haukeland\*

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## 403-9200 Mary Street Chilliwack, BC

### The Opportunity

The property represents an opportunity to purchase a 625 square foot medical office on the fourth floor of a strata medical office building, serviced by one elevator. The unit has four private examination rooms, reception, internal and external shared waiting area, and both a private-in-unit and shared bathroom. There is ample patient/customer parking both at the rear of the building and on the street. The property is zoned C2 – “Local Commercial” - and the City of Chilliwack designates the property as “Low Rise Residential.”

### Location

The property is located on the northeast corner of Mary Street and Patten Avenue in central Chilliwack. The property has easy access to the TransCanada Highway, all amenities, and the rest of the Lower Mainland.



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### Property Details

#### Civic Address

403-9200 Mary Street  
Chilliwack, BC V2P 4H64

#### Legal Description

Strata Lot 7 Division “A” New  
Westminster District Strata Plan  
NWS1063 Together With An Interest In  
The Common Property In Proportion To  
The Unit Entitlement Of The Strata Lot  
As Shown On Form V

PID: 001-639-200

#### Unit Size

625 SF

#### Property Taxes

\$1,441.82 (2025)

#### Monthly Strata Fees

\$743.13

#### Zoning & OCP Designation

C2 (Low Rise Residential)

#### Price

\$169,000.00