



# OFFICE/RETAIL SPACE **FOR LEASE**

*UNITS 112, 120 & 208*

**45863 Yale Road**  
CHILLIWACK, BC



*The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to undertake your own investigations regarding the property and any future development potential.*

**BOB Plowright**  
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September 11, 2025

**RE/MAX** Bob Plowright Realty 7300 Vedder Rd. Chilliwack BC | 604-858-7179

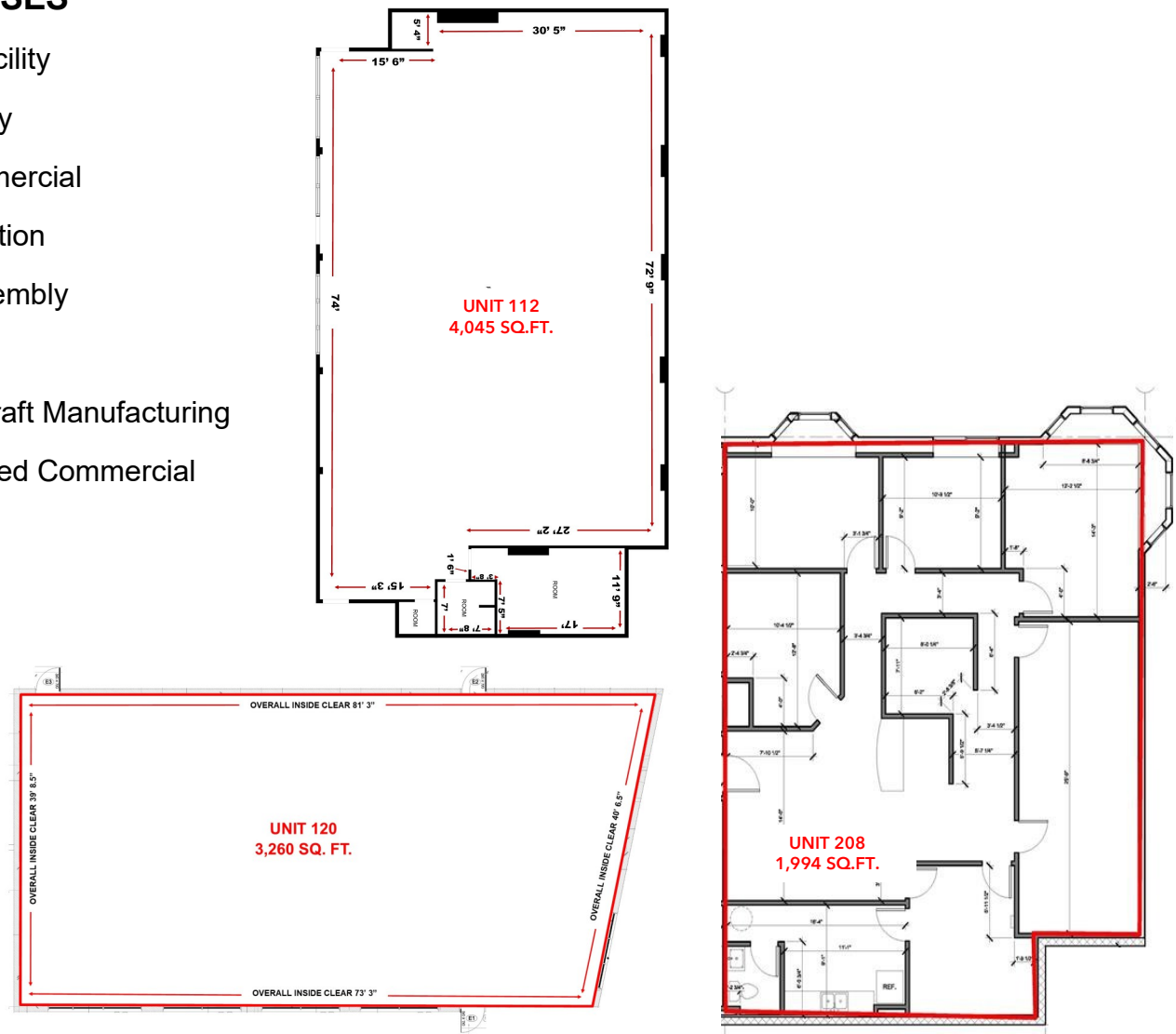
**REMAX**  
**COMMERCIAL**  
**PLOWRIGHT**  
**& ASSOCIATES**  
An independent Member Broker

**OPPORTUNITY** VICTORIAN COURT A high profile location retail center located on the corner of Yale & Hocking Ave. offering un-obstructive exposure and easy access to the public. The location has some of the highest recorded traffic counts in Chilliwack. Join other successful businesses including: Yale Road Market, Jimoco, Yna Nails and Chilliwack Pharmacy. In the heart of the action with major tenants in adjacent properties including: Freshco, Credit Union and Shoppers Drug Mart to mention only a few. Walking distance to Hospital. Onsite parking!

## ZONING: CS1 (SERVICE COMMERCIAL)

### PERMITTED USES

- a) Child Care Facility
- b) Cultural Facility
- c) General Commercial
- d) Indoor Recreation
- e) Religious Assembly
- f) School
- g) Specialized Craft Manufacturing
- h) Vehicle Oriented Commercial



**NOTE:** Buyer is advised to verify specific uses with the City of Chilliwack Planning Department.

[www.Chilliwack.com](http://www.Chilliwack.com)

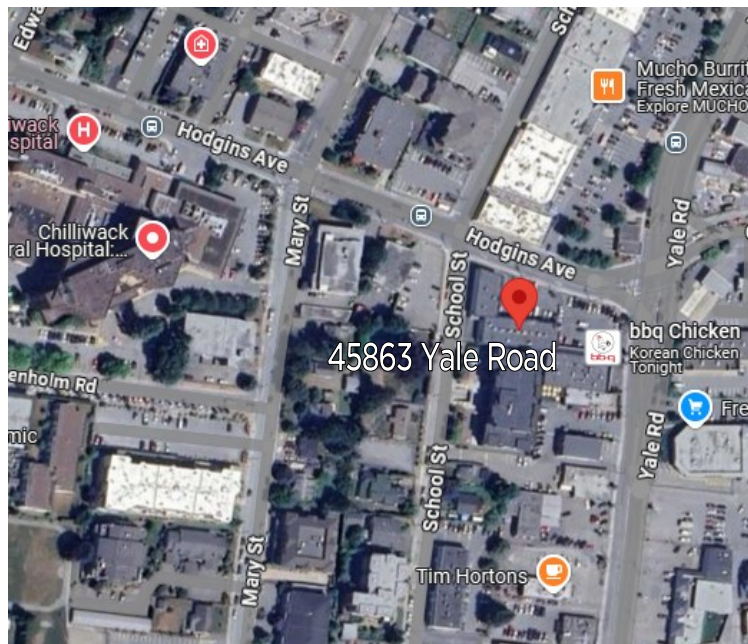
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Chilliwack is well positioned within British Columbia with natural majestic beauty, abundant recreational and lifestyle opportunities and a sound business sector.

It is about 100km from the city of Vancouver and part of the Fraser Valley Regional District.

With a mild climate, residents can enjoy year round outdoor activities. Thanks to the superb quality of life, Chilliwack is steadily growing.

People choose to live here because of our low tax rates, affordable housing costs exceptional quality of life.

► 7th largest city in British Columbia and 2nd largest city in the Fraser Valley. Approx. 107,200 residents with a 5 year growth rate of 10.1% (2023)

► Chilliwack's population is projected to continue growing, with a population of 132,000 being reached between 2035 (at 2.0% per year) and 2040 (at 1.5% per year).

► All levels of education

► Chilliwack's population and employment growth have been outpacing other municipalities and the trend is expected to continue, providing new opportunities for our local economy

► Chilliwack is surrounded by mountains, rivers, recreational areas and provincial parks

UNIT	SQFT	LEASE RATE	CAM COST
<b>112</b> Retail Office	4,045	\$20.00/sqft	\$13.00/sqft
<b>120</b> Retail Office	3,260	\$28.00/sqft	\$13.00/sqft
<b>208</b> Retail Office	1,994	\$15.00/sqft	\$13.00/sqft

#### ACCESS:

- ◆ Via the Trans-Canada Highway from Vancouver Ports, USA Border, and Lower Mainland.
- ◆ The Property is only minutes away from Downtown Chilliwack and newly redeveloped 5 Corners; District 1881.
- ◆ From Highway West access from Yale Road and Hodgins Avenue.



#### Driving Distance




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**Active**  
**C8070837**

**112 45863 YALE ROAD**  
**Chilliwack Downtown**  
**Chilliwack**  
**V2P 2N6**  
**Listing Map: **

**For Lease**  
**Retail**

Additional Property Types:  
**Office, Retail**

Leased Date:  
Leased Price:




Zoning: **CS1**      Gross Prop      Tax Yr:      Sale      **LEASE**  
P.I.D.#: **700-010-585**      Building/Complex Name: **VICTORIAN COURT**

A high profile location within this prime retail center located on the corner of Yale & Hocking Ave. offering un-obstructive exposure and easy access to the public. The location has some of the highest recorded traffic counts in Chilliwack. Join other successful businesses including: Yale Road Market, Cash Money, Jimoco, Natural Nails and Chilliwack Pharmacy. Victorian Court is in the heart of the action with major tenants in adjacent properties including: Safeway, HSBC, Credit Union and Shoppers Drug Mart to mention only a few. Onsite parking plus additional employee parking in fenced yard at 45690 Hodgins (Corner of Hodgins & School St)

MEASUREMENTS:				LEASE DETAILS:		NET / GROSS RENT DETAILS:	
Space Avail. for Lse:	4,045	W/hse/Indust. Sq Ft:		Lease Type:	Net	Basic Rent per Annum/SF:	\$20.00
Subj. Space Width		Office Area Sq Ft:		Lease Expiry Date:		Est. Additional Rent / SF:	\$13.00
Subj. Space Depth:		Retail Area Sq Ft:		Lse Term/Months:		Basic Rent per Month:	\$6,741.67
Land Size Sq.Ft:		Mezzanine Sq Ft:		Is a Sub-lease?:	No	Est. Add. Rent per Month:	\$4,173.09
Land Size Acres:	0.00	Other Area Sq Ft:		Strata Fees/Month:		Basic Rent per Annum:	\$80,900.00
Acres of Freehold		Main Resid. Sq Ft:		Seller's Int.: Registered Owner		Gross Rent per Annum/SF:	
Acres Leasehold		Min. Divisible Space:	4,045			Gross Rent per Month:	
Subj Prop Width ft.:		Max. Contig. Space:	4,045	Int. In Land:	Freehold	Gross Rent per Annum:	
Subj Prop Depth ft.:		Class of Space:	B	Occupancy:	Vacant		

**Active**  
**C8070837**

**112 45863 YALE ROAD**  
**Chilliwack Downtown**  
**Chilliwack**  
**V2P 2N6**  
**Listing Map: **

**For Lease**  
**Retail**

Additional Property Types:  
**Office, Retail**

Leased Date:  
Leased Price:

**MEASUREMENTS:**

**LEASE DETAILS:**

**NET / GROSS RENT DETAILS:**

Space Avail. for Lse: **4,045** W/hse/Indust. Sq Ft:

Subj. Space Width: Office Area Sq Ft:

Subj. Space Depth: Retail Area Sq Ft:

Land Size Sq.Ft: Mezzanine Sq Ft:

Land Size Acres: **0.00** Other Area Sq Ft:

Acres of Freehold: Main Resid. Sq Ft:

Acres Leasehold: Min. Divisible Space: **4,045**

Subj Prop Width ft.: Max. Contig. Space: **4,045**

Subj Prop Depth ft.: Class of Space: **B**

Lease Type: **Net**

Lease Expiry Date:

Lse Term/Months:

Is a Sub-lease?: **No**

Strata Fees/Month:

Seller's Int.: **Registered Owner**

Int. In Land: **Freehold**

Occupancy: **Vacant**

Basic Rent per Annum/SF: **\$20.00**

Est. Additional Rent / SF: **\$13.00**

Basic Rent per Month: **\$6,741.67**

Est. Add. Rent per Month: **\$4,173.09**


Basic Rent per Annum: **\$80,900.00**

Gross Rent per Annum/SF:

Gross Rent per Month:

Gross Rent per Annum:

**Active**  
**C8070835**

**208 45863 YALE ROAD**  
**Chilliwack Downtown**  
**Chilliwack**  
**V2P 2N6**  
**Listing Map: **

**For Lease**  
**Office**

Additional Property Types:  
**Office**

Leased Date:  
Leased Price:

**MEASUREMENTS:**

**LEASE DETAILS:**

**NET / GROSS RENT DETAILS:**

Space Avail. for Lse: **1,994** W/hse/Indust. Sq Ft:

Subj. Space Width: Office Area Sq Ft:

Subj. Space Depth: Retail Area Sq Ft:

Land Size Sq.Ft: Mezzanine Sq Ft:

Land Size Acres: **0.00** Other Area Sq Ft:

Acres of Freehold: Main Resid. Sq Ft:

Acres Leasehold: Min. Divisible Space: **1,994**

Subj Prop Width ft.: Max. Contig. Space:

Subj Prop Depth ft.: Class of Space: **B**

Lease Type: **Net**

Lease Expiry Date:

Lse Term/Months:

Is a Sub-lease?: **No**

Strata Fees/Month:

Seller's Int.: **Registered Owner**

Int. In Land: **Freehold**

Occupancy: **Vacant**

Basic Rent per Annum/SF: **\$15.00**

Est. Additional Rent / SF: **\$13.00**

Basic Rent per Month: **\$2,492.50**

Est. Add. Rent per Month: **\$2,057.14**

Basic Rent per Annum: **\$29,910.00**

Gross Rent per Annum/SF:

Gross Rent per Month:

Gross Rent per Annum:

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