

45951 TRETHERWEY AVENUE, CHILLIWACK
WAREHOUSE/RETAIL BUILDING WITH 2 GRADE LEVEL DOORS

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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Free Standing Building



2 Grade Level Doors



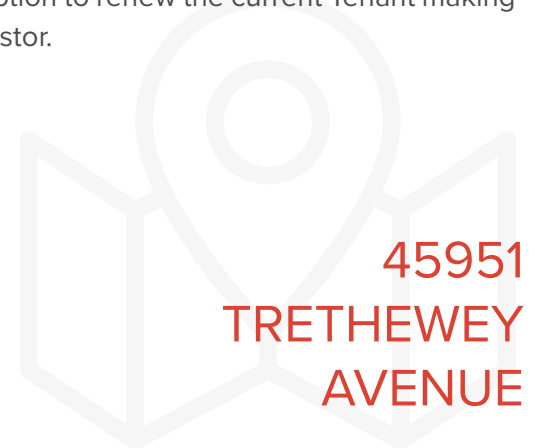
Fenced Yard



16' Ceilings

OVERVIEW

Opportunity to purchase a free-standing building with ample parking and two bay doors. The building features approximately 2,900 sf of warehouse and 1,256 sf of retail/showroom. The property has excellent access to Highway 1 and is highly visibility from Young Road. Possession can be delivered vacant or with the option to renew the current Tenant making this purchase ideal for an owner-occupier or investor.



**45951
TRETHERWEY
AVENUE**



LOT SIZE

+/- 8,273 SQFT

BUILDING SIZE

+/- 4,153 SQFT

PARKING

8 stalls

ZONING

M1

PID

002-374-781

LEGAL DESCRIPTION

LOT 330 DISTRICT LOT 27 GROUP 2 NEW
WESTMINSTER DISTRICT PLAN 49612

PROPERTY TAXES

\$8,285.93

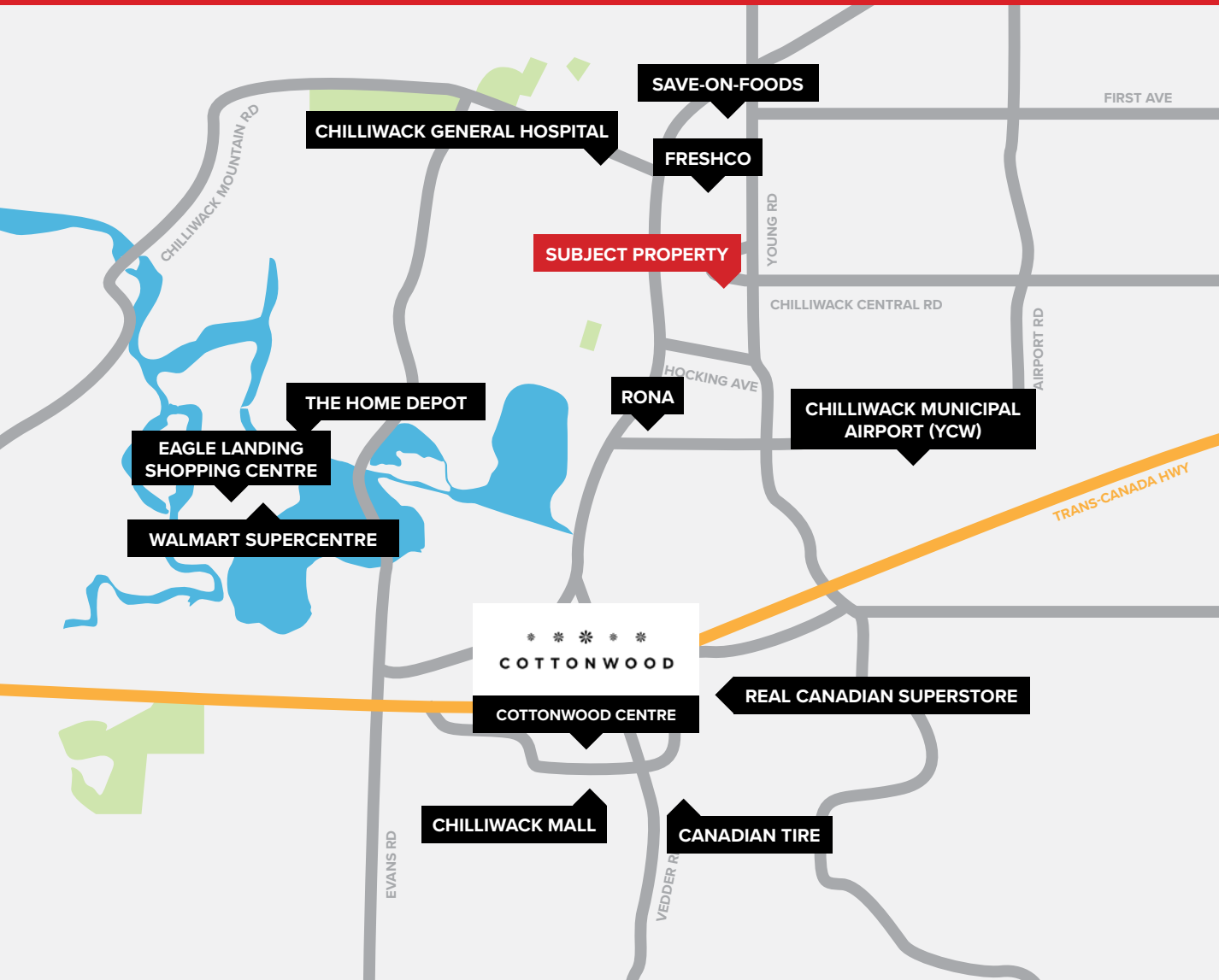
PRICE

\$1,599,000



Sizes are approximate and based on architectural measurements.

EXPERIENCE THE HEART OF CHILLIWACK — SURROUNDED BY AN ABUNDANCE OF AMENITIES



LOCATION

This property is located just off Young Road which is a major through fair to and from Chilliwack from Highway 1. High on the walk score of 74 making it a very walkable location.



Population
98,984 (2016)



Households
32,440



Avg. Household Income
67,800



Walkscore
86

FOR MORE INFORMATION CONTACT

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