# **45951 TRETHEWEY AVENUE, CHILLIWACK** WAREHOUSE/RETAIL BUILDING WITH 2 GRADE LEVEL DOORS



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**Commercial Real Estate Services** 





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 TRETHEWEY AVENUE

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**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

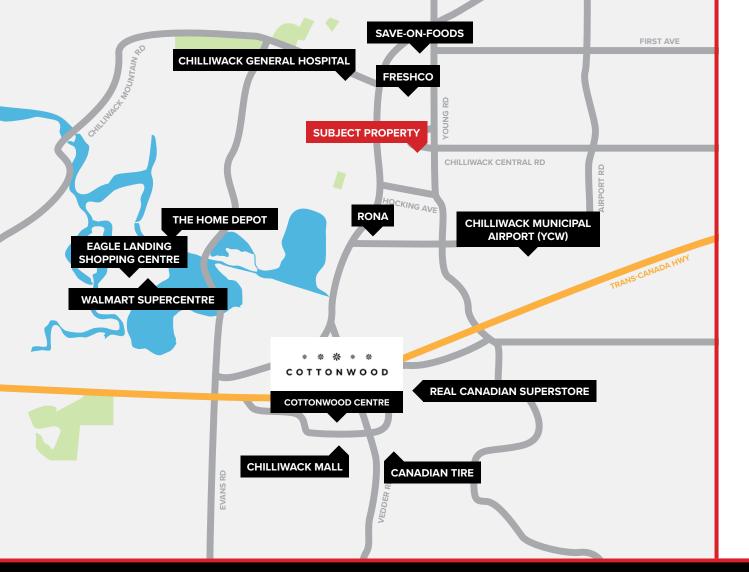
\$1,599,000





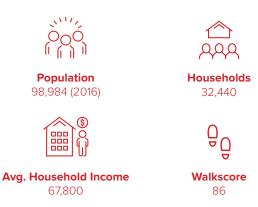
# EXPERIENCE THE HEART OF CHILLIWACK - SURROUNDED BY AN ABUNDANCE OF AMENITIES





# 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.



## FOR MORE INFORMATION CONTACT

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