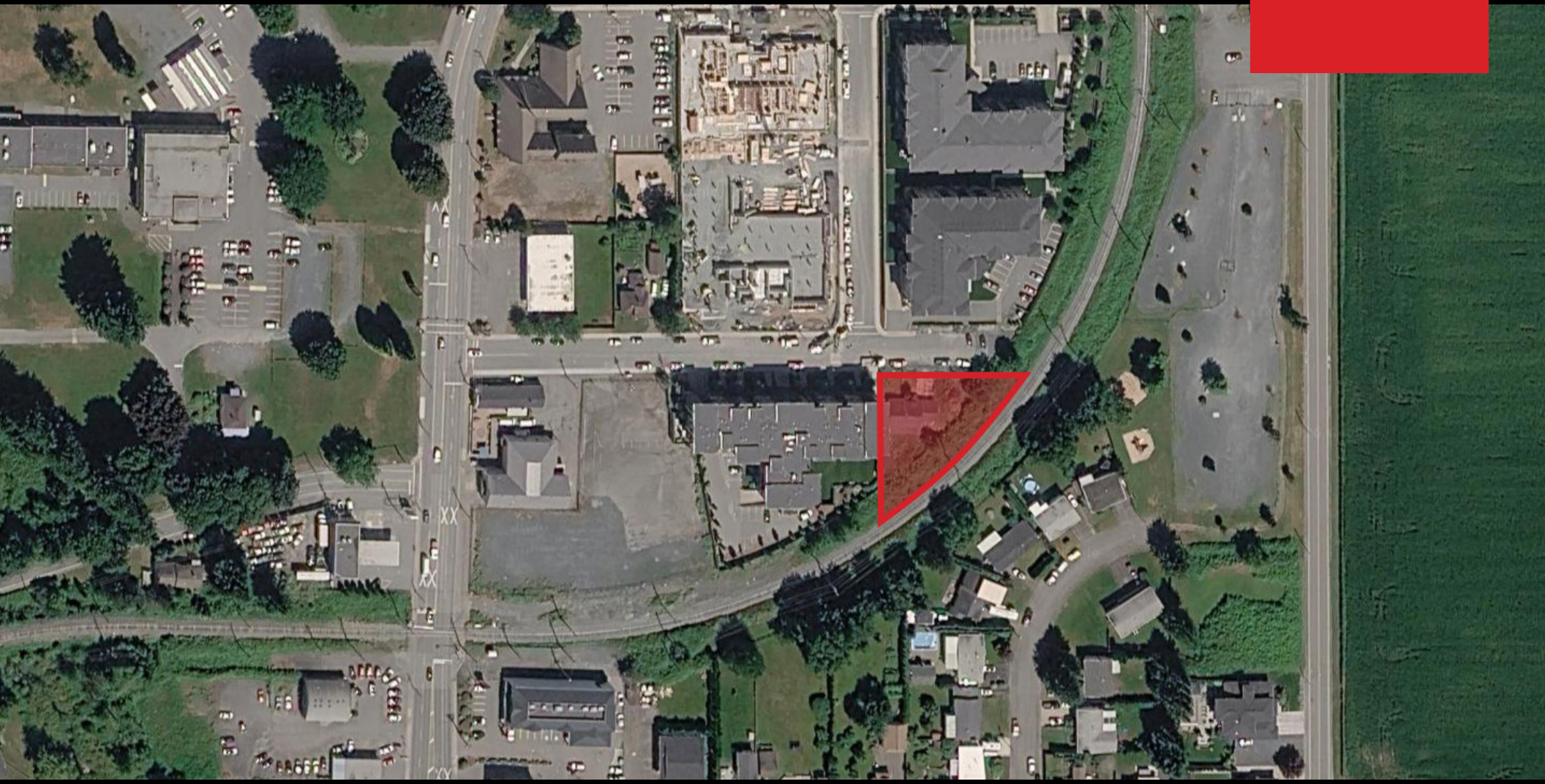
45760 ALDER AVENUE, CHILLIWACK

DAYCARE/CHILDCARE FACILITY OPPORTUNITY

FOR LEASE



WILLIAM | WRIGHT

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LOT SIZE
+/- 8,202.49 SF

SIZE BREAKDOWN
Ground: +/- 1,484.71 SF
Second: +/- 2,477.80 SF
Total: +/- 3,962.51 SF

PARKING
6 stalls

ZONING
CS1

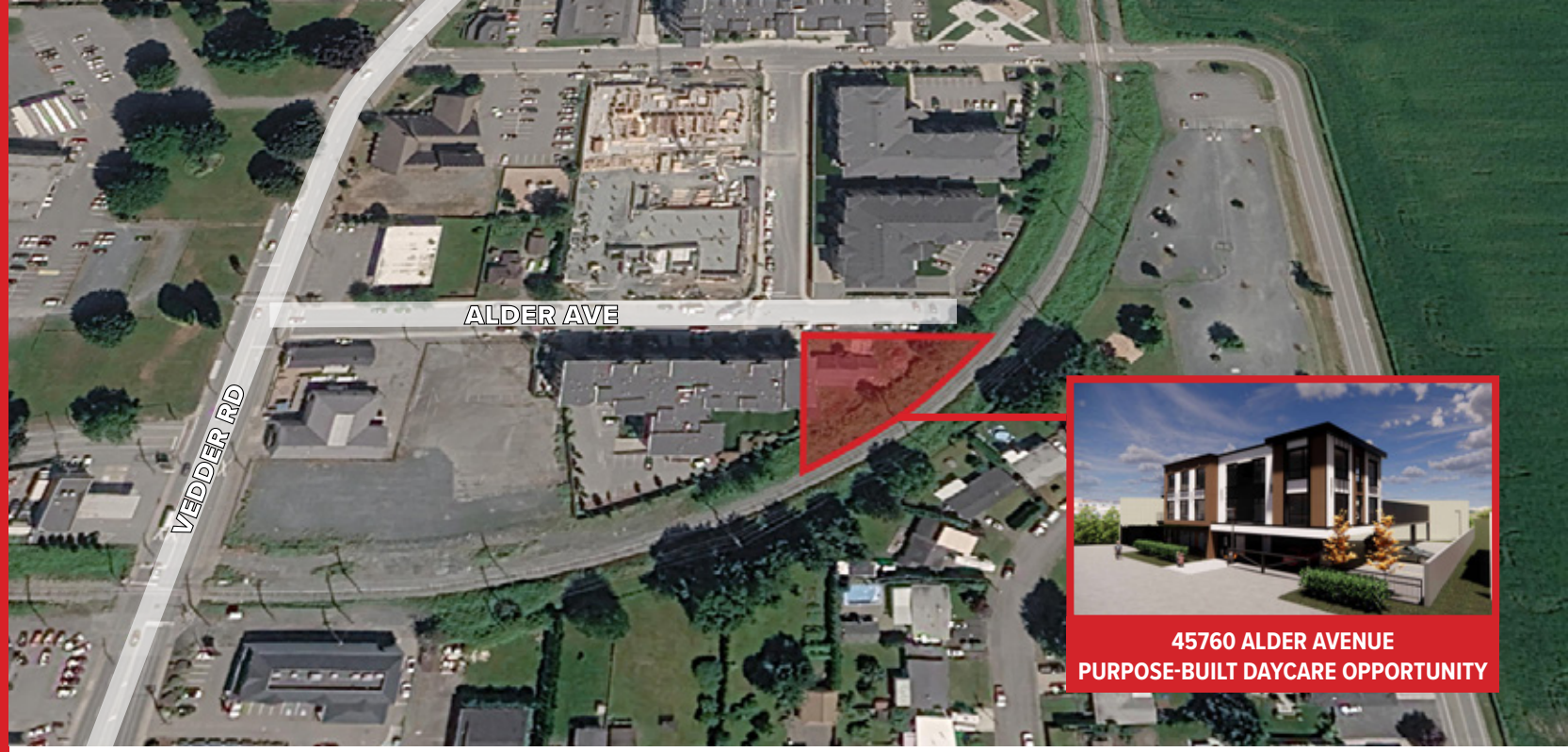
BASIC RENT
$37.50/FT

ADDITIONAL RENT
$7.50/FT

MONTHLY GROSS RENT
$14,859.41 + GST

DAYCARE CAPACITY
Up to 65 children

AVAILABILITY
Q3 2027



The Opportunity

Purpose-designed daycare leasing opportunity at 45760 Alder Avenue. Development permit drawings provide approximately 3,962.51 SF over two levels, including childcare rooms, washrooms, support areas and an elevator. The key feature is a daycare plan approved by the City of Chilliwack for up to 65 children, together with dedicated outdoor space. The site plan shows 11 parking stalls. Tenant improvements are involved, with final scope and allowance to be negotiated.

CITY-APPROVED DAYCARE PLANS FOR UP TO 65 CHILDREN

DEDICATED OUTDOOR SPACE DESIGNED FOR CHILDCARE USE

APPROX. 3,962.51 SF OVER 2 LEVELS; ELEVATOR INCLUDED

6 ON-SITE PARKING STALLS









Key Daycare Features

- City-approved daycare plans for up to 65 children.
- Dedicated outdoor space for childcare use.
- Approx. 3,962.51 SF gross floor area across two levels.
- Elevator incorporated into the development plans.
- 6 on-site parking stalls
- Tenant improvements involved; final scope and allowance to be negotiated.
- Childcare-oriented layout with classrooms, washrooms and support areas.
- Asking basic rent: $37.50/SF per annum.
- Tenant to independently verify licensing, occupancy and final operational approvals.

Proposed Daycare/Childcare Facility

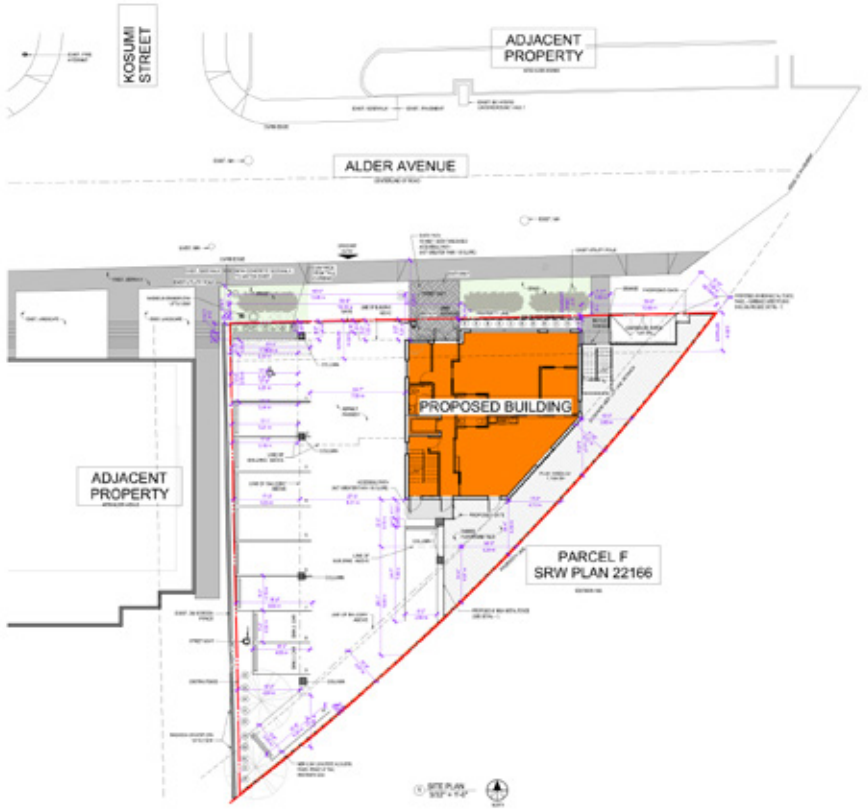
NORTH ELEVATION



WEST ELEVATION



SITE PLAN



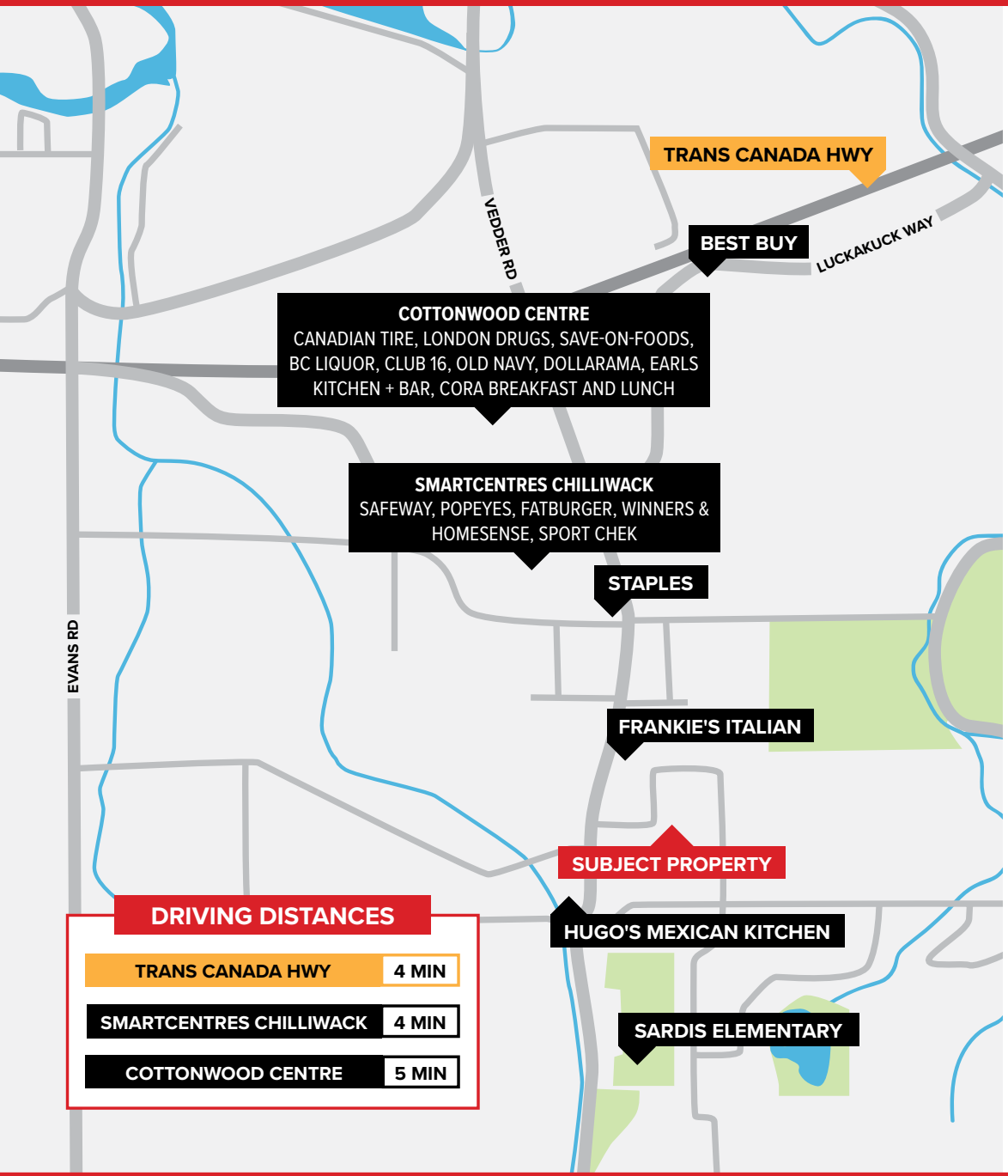
EAST ELEVATION



SOUTH ELEVATION



These are only drawings showing the potential for the property. The Seller and William Wright Commercial do not make warrants, repercussions, nor guarantee the information in this brochure is accurate, and the buyer must rely on their own due diligence when making the purchase.





Location

Located on Alder Avenue in Chilliwack, the property offers a childcare-focused setting with on-site parking, pedestrian access and dedicated outdoor area. Architectural project notes indicate the property is within 400 metres of a frequent transit route. Tenant to independently confirm daycare licensing, occupancy, final City approvals and requirements for its specific program.

Transit

Architectural project notes indicate the property is within 400 metres of a frequent transit route.

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