



## FOR SALE/LEASE

6,300 SF with Yard on  
Yale Road

*44395 Yale Road, Chilliwack, BC*

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## Location

Located on Yale Road, the subject property is located north of the Trans-Canada Highway in a predominately industrial neighbourhood. The property offers a rare combination of low site coverage and prime Yale Road frontage. The property provides convenient access to all areas of the Lower Mainland and the Canada/US border.

## Site Size\*

.744 acres (32,408 SF)

## Building Areas\*

Storage Building.....3,250 SF  
Main Building..... 3,000 SF  
Total.....6,250 SF

## Features\*

### Main Building

- > Wood-frame construction on slab
- > 22' clear ceiling height
- > Two (2) 12' x 16' grade loading doors
- > Fluorescent lighting in shop and warehouse
- > Paved parking area

### Storage Building

- > Concrete slab with concrete block construction
- > Fenced yard
- > Three (3) overhead doors

## Zoning

M2: Service Industrial - This zone is intended to accommodate land in proximity to transportation routes and service commercial development supporting industrial activities.

## Reports

Recent environmental reports available for purchaser's review

## Property Taxes (2015)

\$12,886.92

## Sale Price

\$1,150,000

## Lease Rate

Contact listing brokers

## Availability

Immediately



## Contact Us

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\*All measurements are approximate and if necessary are to be verified by the purchaser/tenant.