

**BABYCH** GROUP  
COMMERCIAL

**FOR LEASE**

**9245 Main Street Chilliwack**



**OPPORTUNITY**

Prime leasing opportunity in the heart of downtown Chilliwack. This highly visible property is ideal for long-term tenants seeking excellent exposure, easy access, and a strong presence along a busy, well-traveled corridor.

The space offers prominent signage on the awning sign band, maximizing street-level visibility. Zoned C3, the property allows for a wide range of potential uses, including office, daycare or childcare, retail, and indoor recreation or fitness, making it a versatile option for growing businesses.

# BUILDING HIGHLIGHTS

SCOTT SMITH  
604 788 4600  
scott@babychgroup.com



**MAIN FLOOR**                    **1816 SF**  
**SECOND FLOOR**                **3982 SF**  
**PID**                                **004-887-972**  
**BASIC RENT**                    **\$12.00 PSF**  
**ADDITIONAL RENT**            **\$4.00PSF**  
**AVAILABLE**                    **IMMEDIATELY**



Prime location with high exposure

Convenient street parking in front, plus 8 reserved spot in the back

#### MAIN FLOOR FEATURES

2 large boardrooms  
2 meeting rooms  
1 Library/ record storage  
1 Bathroom

#### SECOND FLOOR FEATURES

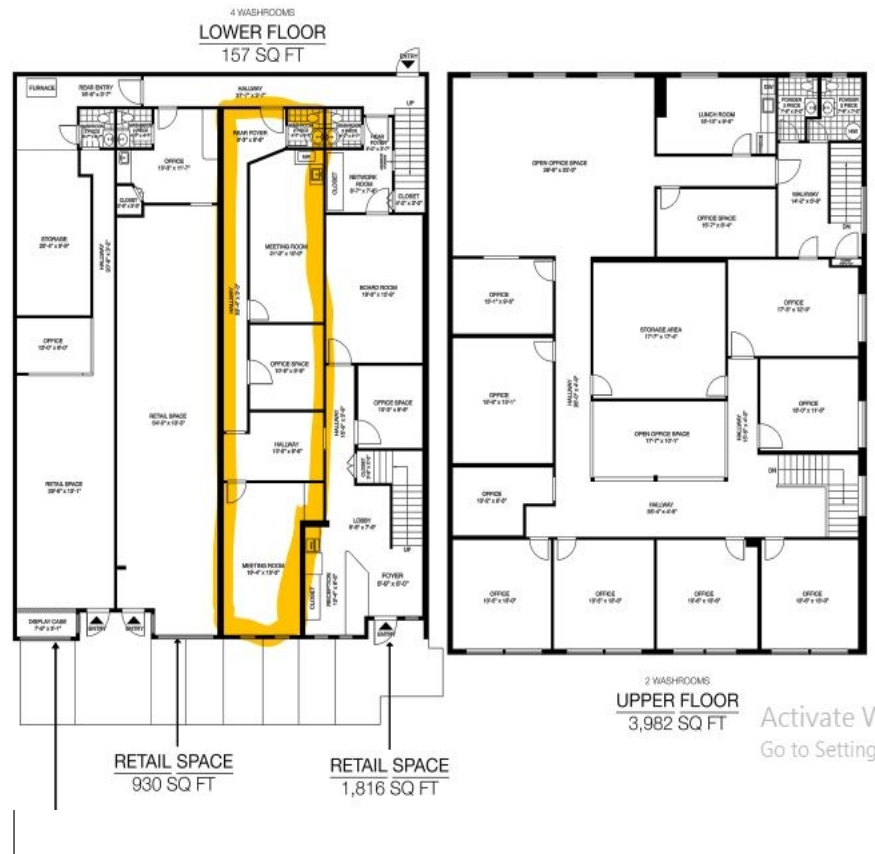
5 exterior offices  
4 interior offices  
20'x 15' open plan offices  
Library  
kitchen  
Male & Female bathroom  
Mailroom / copier room  
1 Bathroom



- Lease Term & Renewal Options:  
3 - 10 years
- Surrounding Commercial Activity: Area is transitioning from industrial uses to more service-oriented businesses, offering strong potential for a variety of commercial services.
- Power: Simple Amp, 3-phase power
- Building Type: Concrete block construction.
- Possession Date: Immediate.



# Aerial View



**SCOTT SMITH**  
 604 788 4600  
[scott@babychgroup.com](mailto:scott@babychgroup.com)  
 Babych Group Realty  
 #201 – 1 Lonsdale Ave.  
 North Vancouver BC V7M 2E4  
[www.babychgrouprealty.com](http://www.babychgrouprealty.com)