

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

**FOR  
LEASE/  
SALE**



**WILLIAM | WRIGHT**

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**Free Standing Building**



**2 Grade Level Doors**



**Fenced Yard**



**16' Ceilings**

### **OVERVIEW**

Positioned in the heart of Chilliwack, 45951 Trethewey Avenue offers a rare opportunity to acquire a free-standing commercial building with excellent exposure and accessibility. The property features approximately 2,900 square feet of warehouse space and 1,253 square feet of retail/showroom, providing a functional layout suitable for a variety of industrial users. The premises can be delivered vacant as early as July 1st making this an ideal opportunity for owner-users or tenants seeking immediate occupancy.

**45951  
TRET HEWEY  
AVENUE**



**LOT SIZE**

+/- 8,189 SQFT

**BUILDING SIZE**

Warehouse: ± 2,900 SQFT

Office/Showroom: ± 1,253 SQFT

Total: ± 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

**LEASE RATES**

Contact Listing Agent

**PROPERTY TAXES**

\$8,285.93

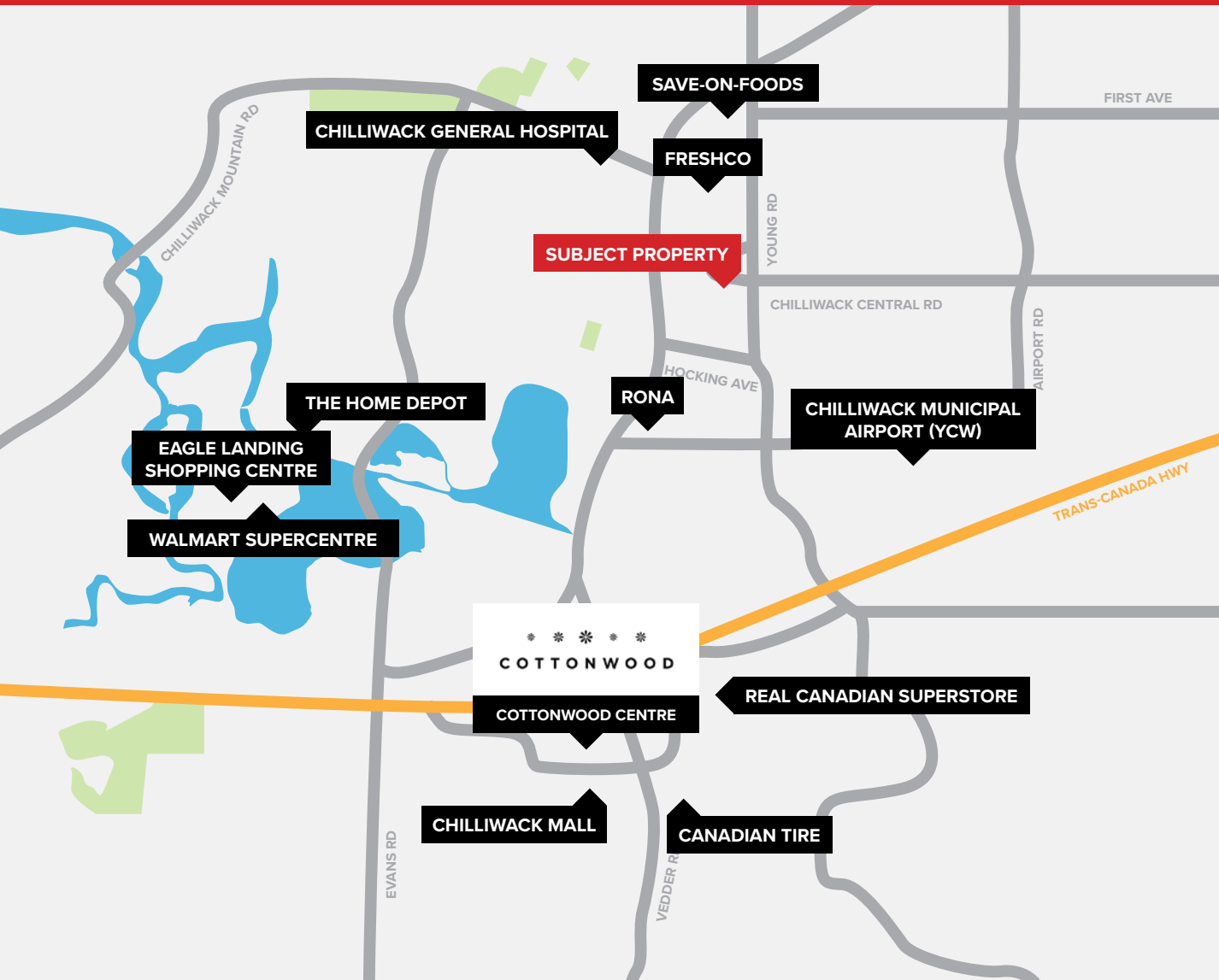
**PRICE**

\$1,700,000



Sizes are approximate and based on architectural measurements.

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



## LOCATION

Strategically located with excellent access to Highway 1 and strong visibility from Young Road, the property benefits from consistent traffic exposure and connectivity to the broader Fraser Valley region.



**Population**  
98,984 (2016)



**Households**  
32,440



**Avg. Household Income**  
67,800



**Walkscore**  
86

## FOR MORE INFORMATION CONTACT

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