

COMMERCIAL



For Lease

#102-9193 Main St. Chilliwack, B.C.

Rick Toor

Personal Real Estate Corporation
Homelife Advantage Realty Ltd.

604-897-0260

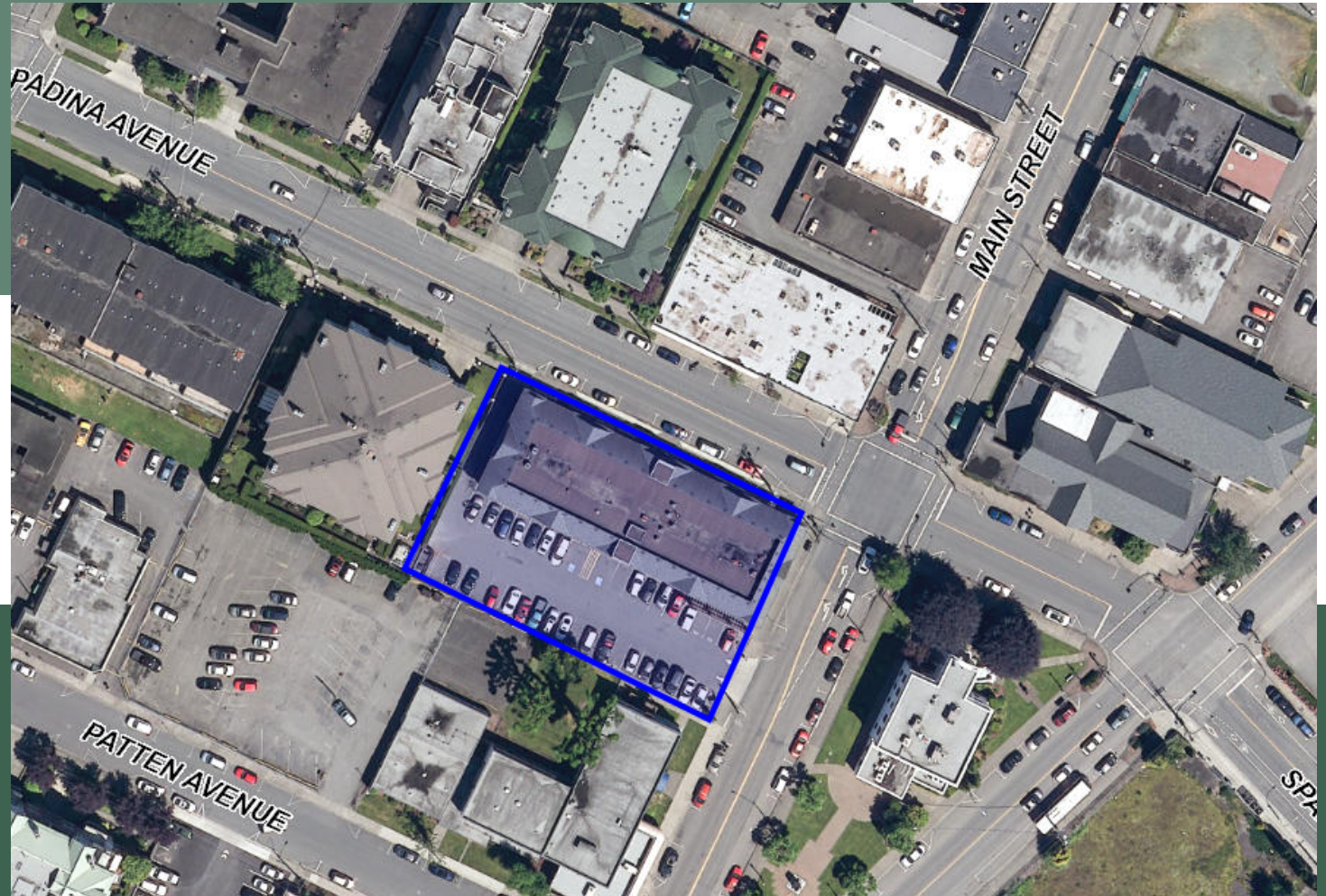


3,680 Sq.Ft. Retail/Office space for lease in Heritage Square on the corner of Main St. and Spadina Ave. This unit is all set up for a Medical Clinic with many offices, exam rooms, washrooms, kitchenettes, large waiting area and more.

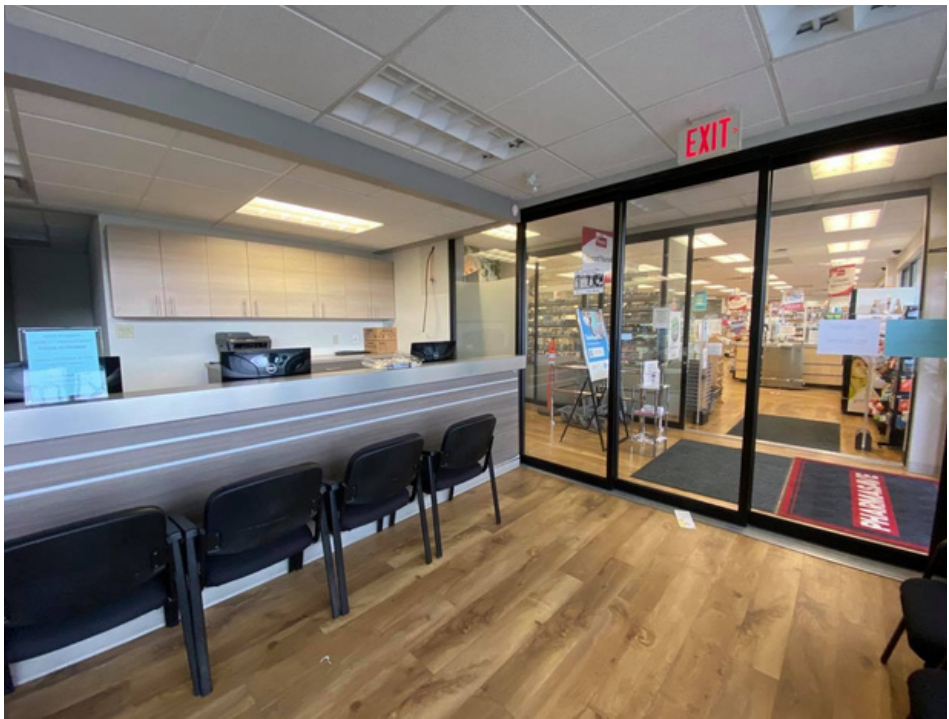


Asking \$18/SF + \$7.80/SF NNN

Centrally located in the heart of
Downtown Chilliwack



Minutes away from District 1881,
Starbucks, Prospera Center,
Chilliwack General Hospital.



Photos

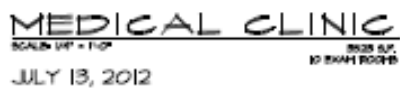




Building features lots of parking, excellent street exposure, and residential units above.

Join Pharmasave Health Centre, Hearing Clinic, Sleep Clinic, and more!





9.02 C2 (LOCAL COMMERCIAL) ZONE

C2

SECTION 9.02

C2

(1) PERMITTED USES

PRINCIPAL USES

- (a) APARTMENT
- (b) CHILD CARE FACILITY
- (c) CULTURAL FACILITY
- (d) GENERAL COMMERCIAL
- (e) INDOOR RECREATION
- (f) SCHOOL
- (g) VEHICLE ORIENTED COMMERCIAL

ANCILLARY USES

- (h) ACCESSORY DWELLING UNIT
- (i) ACCESSORY HOME OCCUPATION
- (j) OFF-STREET LOADING
- (k) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) APARTMENT	900m ²
(b) All other uses	450m ²

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) APARTMENT	25m	30m
(b) All other uses	10m	30m

(4) DENSITY (MAXIMUM)

- (a) APARTMENT 150 DU per ha

(5) LOT COVERAGE (MAXIMUM)

- (a) All uses 60%

(6) FLOOR AREA RATIO (MAXIMUM)

- (a) All uses 1.2

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS containing RESIDENTIAL units	1.5m	6m	3m	4.5m
(b) All other BUILDINGS and STRUCTURES	1.5m	0m	0m	1.5m

(8) SITING

- (a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

- (a) An APARTMENT shall be:
 - (i) located in STOREYS above the FIRST STOREY of a BUILDING
 - (ii) shall be the only use in the STOREY
 - (iii) shall be located within a BUILDING above all STOREYS which are used for a permitted commercial use.
- (b) VEHICLE-ORIENTED COMMERCIAL uses shall be limited to:
 - (i) funeral, interment and associated services, and
 - (ii) SMALL ANIMAL VETERINARY.
- (c) GENERAL COMMERCIAL uses shall specifically exclude:
 - (i) an ADULT ENTERTAINMENT FACILITY within 1km of any SCHOOL
 - (ii) AMUSEMENT CENTRE
 - (iii) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West
 - (iv) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE
 - (v) a second hand good dealer with the exception of those exempted from CITY "Second Hand Goods Regulation Bylaw", as amended or replaced from time to time, and may not be located within a 300m radius of another second hand good dealer
 - (vi) THEATRE
 - (vii) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.
- (d) A BEVERAGE CONTAINER RETURN DEPOT
 - (i) shall not exceed 100m² in area
 - (ii) shall not involve any outdoor activity except the actual shipment of materials
 - (iii) shall not involve the crushing or breaking of glass.

Review General Regulations for Additional Development Requirements

Zoning

Proudly Serving You!

RICK TOOR*

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Contact