

**45831 Railway Avenue|chilliwack
Downtown**
Chilliwack, BC V2P 1L4



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MLS# C8075042



\$1,199,900

3,844 Sqft

Prime Commercial Opportunity - Versatile M1 - Zoned Property. This nearly 4,000 sq. ft. commercial building offers exceptional potential in a high-demand area suited for both retail and industrial use. Featuring M1 zoning, the property allows for a wide range of business opportunities. Key features include: Two 10-foot garage doors for easy access and loading, lane access for added convenience and functionality and up to 7 parking spots out front. This spacious layout can accommodate various business needs and has the **ABILITY TO BE SPLIT IN 2 SEPARATE AREAS EACH WITH A BATHROOM, SHOP DOOR, AND THEIR OWN ENTRANCE.** This building also had the **ROOF REPLACED** in 2022. Whether you're looking for a retail storefront, warehouse, workshop, or investment property, this space is ready to meet your needs. Don't miss out on this excellent commercial opportunity! * PREC - Personal Real Estate Corporation (id:27)



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