Abbotsford & Mission Rental Listings

Monday, March 28th, 2022 - Monday, April 4th, 2022



Drop by our Centre Of Hope located at 34081 Gladys Ave, Abbotsford, BC Or <u>https://www.centreofhope.net</u>		
Emergency Homeless	604 852 9305 extension 108	shelter@salvationarmy.ca
Shelter		
Outreach	604 852 9305 extension 136	cindy.sale@salvationarmy.ca
	604 852 9305 extension 196	
Family Services	604 852 9305 extension 199	randy.clayton@salvationarmy.ca
-		karamjit.gill@salvationarmy.ca
Case Planning	604 852 9305 extension 198	robyn.smith@salvationarmy.ca
Ū	604 852 9305 extension 193	debbie.buckles@salvationarmy.ca

Staff from the Salvation Army have compiled this list for your benefit. We have tried to make it as accurate as possible. Please use your own discretion when using this list (and please be mindful of potential scams and other possible fraudulent activities associated with the provided postings). We are not responsible for the condition of rental units as these listings are compiled from public internet resources. The postings contained in this listing are for rentals marked at \$3,000.00 and below. The postings contained in this listing are not corrected for grammar or content.

Basements:

\$1,000 / 1br - one bedroom ground level basement suite for rent west of abbotsford (west of Abbotsford)

one bedroom ground level day light for basement suite for rent ideal for one person or couple'No smoking No pets No parties looking quite working person no laundry.close to recreation close to schools and bus stop.call me or text or voice mail7789085611

\$1,100 / 1br - One bedroom basement suite for rent (Abbotsford)

One bedroom basement suite for rent ** No party No pets allowed ** Leave me phone number

84dc8425f4453c7a883168b9e299e18f@hous.craigslist.org

\$1,150 / 1br - 550ft² - One Bedroom Basement Suite (Abbotsford)

If the ad is up this is still available - please phone the contact number. Criminal and credit check will be conducted - no exceptions. References are required. Sorry, but no pets. Seeking mature, responsible, and clean tenant. Will consider 2 tenants if suitable. One bedroom above ground basement suite for rent.

Located in central Abbotsford near Peardonville and Clearbrook. No washer and dryer (laundromat down the street). \$1150 + \$50 for internet wifi + 25% of utilities

1b93d8f388153d43b87dd1989f869f9d@hous.craigslist.org

\$1,300 / 1br - View suite 1bed/1bath available on Eagle Mountain (Abbotsford)

This is a very private above level full view suite in New home. Secure safe neighborhood of Eagle Mountain abbotsford. 1bed/1bath, all stainless steel appliances, lots of cabinet space, full size washroom with deep soaker tub. Full valley view from the suite. Heated floors and Ac. Ideal and more suitable for solo professional. Rent- 1300/month covers utilities. No laundry available but laundromat nearby. Reference required No pets and non Smoker. Please email brief details about yourself, before requesting a showing. Furniture and accessories shown not included in rent, can be discussed with increase in rent.

b69febd028e732308318462bf7229762@hous.craigslist.org

\$1,350 / 1br - Basement Suite with Space (Abbotsford)

Pets: no, No smoking, Utilities: 30%. Available: Now, One Year Lease Required Basement suite with a large living area. 1 bedroom and 1 bath, full kitchen. Use of laundry 2 days a week. Please call Ace Agencies LTD at 604-853-2718 OR email reception @aceagencies.ca to book a viewing Reference the address: "31075 Heron Ave BSMT"

\$1,400 / 1br - 1 bedroom basement (Abbotsford)

1 bedroom & 1 bathroom basement available. Basement is open and spacious. Huge living room, kitchen and bedroom. Small area for extra storage. All utilities included. Close too all amenities. West Abbotsford. Few minutes away from Highstreet Mall. Highway nearby, bus access. Quiet neighbourhood, fully fenced backyard. Street parking, No smoking or vaping. No drugs of any sort.

0b558007b4c13cda973cc8dbcfaab439@hous.craigslist.org

\$1,400 / 2br - 2 bedroom basement for rent with big lobby (abbotsford)

2 bedroom basement with big lobby for rent , wifi , seperate laundry, all utilities bills included.

9beb0c36c2633fdbb270d23693e3ab28@hous.craigslist.org

\$1,400 / 2br - 1000ft² - West Abbotsford (Abbotsford)

Above ground 2 bedroom suite. Huge kitchen with wrap around cupboards separate eating area and large living room. Lots of big windows provide plenty of natural light. Storage area under the stairs. One full bathroom with tub. Large main bedroom, room for king size bed. Second bedroom is smaller but has a closet and large window. Shared laundry. Street parking, available out front of the house. One year lease. No pets prefered. Work and rental references required. Credit check may be required. No smoking S1400 plus utilities. Video available

c08935bf29d63ec29c9faaa0065dcfd7@hous.craigslist.org

\$1,400 / 2br - 1000ft² - 2 Bedroom basement suite available for rent (Abbotsford)

2 Bedroom Basement suite available for rent by owner in the quiet Sandy Hill area in Abbotsford, BC. 1 Huge bedroom and 2nd average size Room plus a giant bathroom through big gallery then kitchen, living room and dining area to the basement Entry and open space for use in front of entry under Sundeck all on GROUND level. 1 parking on Driveway and several onstreet parkings in front of house. No Laundry on-site. No Pets. No Smoking. No Drugs. Recommended for all types of tenants where large gatherings not permitted. Indicated move in time. Negotiable terms/conditions.

caa8b10aa62c3cba811df46232d54346@hous.craigslist.org

\$1,450 / 2br - 850ft² - 2 bedroom basement suite for rent ground level (Aldergrove)

Beautiful cozy basement suite for rent walk out with private backyard . Shared laundry for 1550

fc9cb7e4dbdb3510926bf7af0fa54528@hous.craigslist.org

\$1,500 / 2br - Sandringham Suite (Abbotsford)

Pets: No, No smoking, Utilities: Not included , Available: Now, One Year Lease Required This basement suite is located in a great family neighborhood with 2 bedrooms and 1 bathroom. It comes equipped with a full kitchen and in suite laundry. Easy access as this unit is on the ground level! Please call Ace Agencies LTD at 604-853-2718 to book a viewing Reference the address: "36381 Sandringham Drive"

\$1,500 / 2br - 2 bedroom basement (Abbotsford east)

Two bedroom & 1.5 bathroom fully renovated basement available for rent in Abbotsford East. New kitchen, bathroom, new paint & blinds. Separate laundry. You will love the Sandy Hill location close to schools, parks, and in a great neighbourhood.

49fd96501dae313e89819d19beb468f2@hous.craigslist.org

\$1,600 / 2br - 2 Bedroom 1 Bath Basement

2 Bedroom 1 Bathroom Basement for rent All newly renovated, Located in a quiet farm neighbourhood No washer/dryer, Small pets allowed, 2 car parking, No smoking in unit

36c4b8c832d73441b5b8108b2e56adb1@hous.craigslist.org

\$1,600 / 2br - 2 bdrm suite for rent (Abbotsford)

Upper level 2 bedroom suite available for rent immediately. Suitable for college students or a couple. Located in quiet cul-de-sac neighborhood. Washer/ Dryer in unit, backyard, and deck. Please email or text for more information. (778) 345-7720

Houses/Apartments:

\$1,200 / 1br - 800ft² - OneOne Bedroom Apartment (Abbotsford)

This third-floor unit faces into the courtyard and has a large, bright balcony with nice tree cover for some quiet private relaxation time. Barbecues are allowed.

Current tenant is happy but relocating to attend university elsewhere. They are sorry to go.

The building is across the street from 7/11 and Superstore, and has a bus stop right in front of it for easy transit around town. The unit comes with one secured underground parking spot and a large storage locker for your bikes or other seasonal storage. The decor is in shades of soft grey with white doors and cabinets in black and white. Bathroom, entrance hall, kitchen and dining areas are soft Grey tile, living room, hall and bedroom are carpeted in a cozy grey for comfort. Laundry in building. Caretaker on site. No smoking, no pets.

a02d8d8dfb253cd2a4bc60fb0efc7cfa@hous.craigslist.org

\$1,250 / 2br - 867ft2 - Great Value at Montecito Place! (Abbotsford)

Centrally located, this building is within walking distance to Abbotsford's shopping centres, Clearbrook Library, Matsqui Centennial Auditorium and Recreation Centre and the Reach Gallery Museum. Montecito Place is central to what's happening in the community. Every unit has in-suite storage and a mixture of carpet and lino flooring. Building has monitored security for your peace-of-mind. There is on-site laundry facilities where a load of laundry can be washed or dried for \$3 per load! Key points:- \$1250 per month- 2 bed, 1 bath- 3rd Floor- North/west facing- Heat and hot water included - Professionally owned and managed by Wiebe Properties- No smoking- No pets For more information please call Roslyn at 604-853-3371

\$1,300 / 1br - 710ft2 - Conveniently Located at Bevan Grove Apartments (Abbotsford)

Located within walking distance to Mill Lake and McCallum Centre and about a mile walk to Abbotsford Regional Hospital. Other close-by shopping centres include, Seven Oaks Mall & West Oaks Mall - about a 5 minute drive! Enjoy keyless entry into the main building and monitored security for your safety. Laundry facilities are located in the building where washers and dryers cost only \$3 per load! Key Points: - \$1300.00 month - 2nd Floor, east facing - 1 Bed, 1 bath - Heat & hot water included! - Fridge, stove and dishwasher - In-suite storage - No smoking - No pets For more information contact Roslyn today at 604-853-3371

\$1,350 / 1br - Old Yale Heights (Abbotsford)

Cat W/Approval, No Smoking, Utilities Not Included, Available April 1st Come view this beautiful open concept 1 bedroom apartment! This unit includes on suite laundry, a dishwasher, stove and fridge for an amazing price. 1 underground parking. It is located just a quick walk from Historical downtown Abbotsford and all the amazing shops it has to offer! Please call Ace Agencies LTD at 604-853-2718 OR email reception @aceagencies.ca to book a viewing Reference the address: "220-33960 Old Yale Rd"

\$1,480 / 1br - Cinema District Abbotsford 1 BEDROOM (UFV Abbotsford)

Brand New Modern cond in Abbotsford's University District. Beautifully designed kitchens allow you to create and entertain, living and entertainment spaces to unwind, and bedrooms that are designed with serenity in mind. Cinema District gives you quick access to wherever you need to go. It's a short walk to

the University of the Fraser Valley, and McCallum Junction commercial centre's restaurants, fitness and shopping.

bf442d029db0350aa6ff2db20dbd09c1@hous.craigslist.org

$1,500 \ / \ 2br$ - 1350ft² - 2 Bedroom Townhouse in Abbotsford (Abbotsford)

3 level townhouse w/2 bedrooms up, 1.5 baths, kitchen and living room on main and an unfinished basement w/washer and dryer hookups. One covered parking stall. Quiet small mature complex centrally located in the University District with easy access to Highway 1 and walking distance to bus stop and UFV. No dogs allowed. Freshly painted and new lino being installed. Available immediately. Asking \$1500 per month. For a prompt reply, please provide the following:

Number of occupants and vehicles plus professions 2) Number and description of pets (if any)
 Smokers or non-smokers 4) Email address and phone number

9d2134888379314eb5fe66ad23cde625@hous.craigslist.org

\$1,500 / 1br - 598ft² - Contemporary Living at Central Park Village (Abbotsford)

South Village Suites has a 1 bedroom 1 bathroom apartment available April 15th Fitted with the latest upgrades and high-end finishes, this suite includes:

In-suite laundry (full-size washer and dryer) - Modern stainless-steel appliances; including microwave-hood combination and dishwasher - White cabinets and drawers with soft-close technology in both the kitchen and bathroom - Quartz countertops - Secure underground parking with security cameras for tenants and visitors (fob controlled) - East facing - Minimum 1 year lease - Professionally managed and maintained by Wiebe Properties
Storage - A smoke and pet free building- Rent includes: - Hot water - 1 parking stall - Storage locker- Conveniently located on Gladwin Road near South Fraser Way is this master planned community, just steps away from Abbotsford's active city center yet in a unique location where it still feels like a neighborhood! For more information please contact Roslyn at 604-853-3371

\$1,500 / 2br - 879ft² - Great Neighbourhood at Marshall Grove East Apartments (Abbotsford)

Marshall Grove East has a spacious 1bedroom plus den 1 bath top floor suite floor suite available April 1st. This apartment is within walking distance to Abbotsford Regional Hospital, Mill Lake, shopping, schools and more! Sevenoaks and West Oaks shopping centre, outlet stores, restaurants, Highstreet Shopping Centre and University of the Fraser Valley (UFV) are a short drive by vehicle. Transit is available at the bus stop (located right outside our building) on Marshall Road. Hwy 1 is accessible via McCallum or Clearbrook Road interchange. Key points:-\$1500 per month, - 1 bedroom plus den,1 bath - 4th floor West facing - Large den- In-suite laundry- 1 underground parking stall included

- Hot water included- Minimum 1 year lease- No smoking, no pets

- Professionally owned and managed by Wiebe Properties For more information please contact Roslyn at 604-853-3371

\$1,600 / 2br - 900ft² - Two Bedrooms Basement suite (Abbotsford)

This is a very nice two bedrooms with a full bathroom. Located in a very quiet and safe neighborhood in East Abbotsford. It includes: F/S, D/W, and central vacuum. Rent is \$1600 including utilities, Wi-Fi Internet, TV cable, street parking and alarm system. No pets, No smoking of any kind, No recreational drugs, No vaping and Credit Report Required If interested please email me with a brief personal introduction and your intended duration of tenancy.

bf96eaa7d6b23444812ef1897b053dee@hous.craigslist.org

\$1,650 / 2br - 1202ft² - 2 bedroom apartment (Abbotsford)

Small 9 apartment building, 2 bedroom- master bedroom has a walk- in closet Large Kitchen with fridge, stove and dishwasher Carpet/linoleum, One bathroom(with sliding door access from master bedroom) In suite apartment size washer and dryer hook-ups. Large balcony Small pets allowed on approval of owner and pet deposit no elevator, Available April 1 st

5a08613fa6b7379b817d30acc4ae8328@hous.craigslist.org

\$2,300 / 2br - 932ft² - Brand New 2Bed/2b (Abbotsford)

Brand new 2 bed 2 bath unit located in Central Abbotsford. Walking distance to downtown Abbotsford with various restaurants, coffee shops, bakeries, and much more to keep you entertained. This large unit has an open concept layout with lots of natural light. Gourmet kitchen features stainless steel appliances, stone counter tops and a wonderful light colour scheme for the floors and cabinets. The Edge building has a roof top patio with views of Downtown Abby and Mt. Baker; perfect for entertaining. The Edge is easily accessible from Hwy 1, only 5-7 minutes from Sevenoaks Mall and Mill Lake Park. This 5 level complex is centrally located close to public transportation and shopping. Apartment has 2 generous sized bedrooms well positioned as far apart as possible for privacy. Come enjoy the serenity and quietness that defines Abbotsford! (778) 316-7958

\$2,500 / 5br - 2300ft² - 5 Bedrooms House for rent (Abbotsford)

Whole House fully renovated, laminate floors .5 bedrooms house for rent
*3 Bedrooms upstairs, 1 washroom, 1kitchen, laundry, large family room,
* 2 Bedrooms basement, new kitchen, new washroom, laundry, large family room
Whole house for rent or separate

476091364d72384f8c1b36e23ed1ed32@hous.craigslist.org

\$2,700 / 4br - 4 Bd - House for Rent \$2700 (Abbotsford)

4 bedroom house for rent. Central location, walking distance from Abbotsford Hospital, public transportation, and easy access to No 1 highway. Separate basement unit already rented out with separate entrance. Bedrooms: 4 ,Bathrooms: 1.5, Covered Patio

1c6ed008f8383f2b83056d0d469e09d2@hous.craigslist.org

\$2,995 / 4br - Extended Family Home with 2 Kitchens! (Abbotsford)

Bright and spacious home in an excellent neighbourhood! In the Mouat school catchment and a short walk to the Ag Rec Centre, this is the perfect family home. 4 large bedrooms and a den for an additional workspace. 2 full and 1 half bathroom, as well as 2 kitchens! Covered deck in the back that leads down to a huge fenced-in yard. Lots of windows fill the house with natural light, making for a warm and inviting space! Please call Ace Agencies LTD at 604-853-2718 OR email reception @aceagencies.ca to book a viewing Reference the address: "32329 Atwater Cres"

\$3,200 / 6br - Huge Family Home with 2 Kitchens! (Abbotsford)

Pets: With approval, No smoking:, Utilities: Not included , Available: April 15 One Year Lease Required . Cozy and bright family home with lots of space! 4 large bedrooms, 1.5 bathrooms and an updated kitchen on the main floor. A secondary kitchen as well as 2 additional bedrooms and full bathroom on the lower level. Lovely covered deck leading out to a huge backyard. Conveniently located in central Abbotsford near lots of parks, trails, schools and the rec center! Please call Ace Agencies LTD at 604-853-2718, OR email reception @aceagencies.ca to book a viewing. Reference the address: "2829 Alice St"

Mission:

\$1,200 / 1br - Mission Loft 1 Bedroom - RENTDAN (Mission)

This home features original 1925 hardwood floors, and updates throughout.
This unit has 1 bedroom + den
Lots of storage - 1 Bathroom- 5 Appliances- 10 Ft ceilings- 1 Designated parking spot
Alarm system included, No pets , No smoking, \$1200/month

Dan Lang – PREC* Sr. Property Manager Remax Little Oak Property Management 604-504-RENT(7368)

\$1,200 / 1br - Bright and spacious one bedroom ground level suite (Mission, BC)

Bright and spacious one bedroom ground level suite. Available anytime.

- Large windows for extra light- Stainless steel appliances- Generous-sized rooms
- Note: Shared washer/no dryer.

No pets. No smoking. Rent is \$1200/month, *including* hydro & gas.

References and credit checks required.

For inquiries and viewings please call, (604) 820-9000, during business hours, (Monday to Friday 9am-5pm), closed Saturdays & Sundays, or email: rentals@topproducersrealty.ca.

\$1,250 / 2br - 600ft² - Newer 2 bdrm suite w/laundry (Mission BC)

Lovely newer above ground suite in desirable area of new homes in Mission. 2 bedrooms and 1 bath, all wood and tile flooring. includes, heat, hydro, in-suite laundry, water, garbage collection, and air conditioning. Suite has been sound proofed. No smoking, no pets. Would suit 1 or 2 people. Reply through Craig's list or page Angela Clayton at Homelife Advantage Realty Central Valley Itd. 604-859-3141.

\$1,350 / 2br - 1000ft² - 2 bedroom 1350\$ mission (Mission)

2 bedroom 1 bathroom insuite laundry 1 parking.. 2nd bedroom kinda small perfect for pre teen.. child.. 1350+ ¹/₃ hydro, 778 2376758 Contact Indo

\$1,395 / 1br - 600ft² - 1 Bdrm & 1 bath w/ Laundry & Storage – Pet Friendly (8080 Bluebell St, Mission)

This one bedroom basement suite has been newly renovated and is move in ready. It comes with an incredible separate laundry/storage room that would be perfect for the outdoor enthusiast, storage for your gear will not be a problem as it is approximately 100 sq ft. Private entrance with an outdoor area on the side of the house. The main unit is approximately 500 sq ft. Located in a great neighborhood, amenities are just a short drive down the hill. Utilities are 20% and you are responsible for your cable and internet. Fur babies are welcome so text 778-889-1342 for an appointment as this one won't last.

\$1,400 / 2br - 1500ft² - 2 Bedroom Legal Basement suite (Mission)

2 Bedroom legal basement suite is available for rent from April 15,2022 or 1May 2022. Its new house all wood floor ,clean neat and located in private cul- de -sac .It is in peaceful neighborhood close to transit, recreational center, shopping ,hospital, park and school .Laundry is available ,Private parking /off street parking ,High speed internet ,hydro, gas (utilities) included. Nice backyard and spacious patio available.

e4a0592635de3c808cd277e26cc63f04@hous.craigslist.org

\$1,400 / 2br - Two bedroom basement for rent (Mission)

no smoking, no parties, No pets, street parking . rent period: monthly Bright and spacious brand new basement suite is available for rent from April 1,2022. Rent is \$1400 per month which includes wifi, hydro, gas; street parking is available. It has a separate entry. Laundry available. Very close to all amenities like school, park, bus stop, hospital, Walmart, superstore, shoppers, banks, fast food restaurants, recreation Centre, highway, movie theater and many more. No smoking and no pets allowed on property. Looking for quiet, responsible and long-term tenants. References required. 778-814-4747

\$1,400 / 2br - 1000ft² - 2 BR basement suite in College Heights (Mission)

Looking for tenants to rent out a very clean, recently renovated 2 bedrooms, 1 full bathroom, and kitchen with a separate entry in ground level basement suite. The house is located close to Traditional Hillside elementary school, parks, community center, transit, restaurants and shopping center. Located on a quiet street in a friendly neighbourhood.

House has approx. 1000 sq. /ft. of living space with plenty of parking.

Available Thursday, April 7, 2022- \$1400/month plus utilities (gas, electric, water).

- In-Suite Laundry- Not included: Internet, TV/Cable - No drugs/smoking/vaping in or on property

- No pets, of any kind. References and letter(s) of employment will be required.

6fd695b07c933763aa1f94495c0266ec@hous.craigslist.org

\$1,440 / 2br - Freshly Renovated New Floors Bright Spacious Ground level 2 bdrm (Mission)

walking distance to schools, bus stops, parks, church and other amenities,

located on cedar 10 minute drive to city center.

2 Bedroom, 1 Bathroom, Living room, Laundry in unit, Parking available

extra storage space and parking garage with 240V EV charger can be added.

Looking to rent to a nice small working family for long term suitable for quite neighborhood like wise. no smoking or parties please, Please send an email with a little information about yourself and to schedule a showing

d6a8481864c23019ae5c28bd038b4db0@hous.craigslist.org

\$1,450 / 2br - Spacious 2 bedroom basement suite (Mission)

AVAILABLE ASAP * Bright 2 bedrooms suite LARGE KITCHEN quiet area In suite Laundry , Includes utilities street parking, Central heating and AC .No pets No smoking

Need references and damage deposit. Need quiet and responsible tenants. PLEASE, IN A PARAGRAPH TELL ME A BIT ABOUT YOURSELF and WHOMEVER ELSE IS MOVING IN. YOUR EMPLOYMENT ETC. THANKS

5d140098f7813365a13cf86b68ae12f2@hous.craigslist.org

\$1,500 / 2br - brand new 2 bedroom suite , UTILITIES included (mission)

This is 2 bedroom brand new suite with large kitchen, living space, own laundry, big bathroom. - Two bedroom brand new suite - Large Kitchen with all new appliances

- Private laundry- Big bathroom- control your own heat -extra space for storage under the strairs -Rent \$1500 month , utilities included -No smoking, no marijuana, no drugs, no

vaping/no cannabis (including growing or storing marijuana) on the property (both inside and

outside of the house). -No partying and no subletting-No Pets-No outside lawn use-over 1200 square feet (778) 714-4747

\$1,550 / 2br - 2 bedroom basement for rent (Mission)

2 bedroom 1 bath basement for rent. Including in suite laundry, dishwasher, central ac. No pets and no smoking. Close to bus stop and school. All utilities included and high speed internet as well. Please contact 7785511409

\$1,595 / 1br - Quaint European-Style 1 Bedroom Unit (Mission)

Pets: W/approval, No smoking: No, Utilities: Included, Available: April 15th. One Year Lease Required Unique European-style living in one of 3 units within this quaint home. Many windows for natural light to flow throughout the cozy living area and kitchen. Open-concept bedroom on the upper level complete with a lovely bathtub and a-line ceiling. Close to the city centre, parks, and the Fraser River. Please call Ace Agencies LTD at 604-853-2718 OR email reception @aceagencies.ca to book a viewing Reference the address: "33433 3rd Ave"

\$1,675 / 2br - 2 bedroom + den House For Rent (Mission)

2 bedroom+den upper level house at Mission available from May 1st. Rent is \$1675 plus 50% share utilities and separate laundry within unit. Pets are allowed. Close to downtown, Walmart, Safeway, School and Park and West coast express. It comes with separate huge big backyard.. Parking available on site and street as well. For viewing please call or text 6043691789

\$2,500 / 4br - 4 bedroom 2 bathroom upper suite, pets considered (Mission, BC)

Two level 4 bedroom upper suite. Available April 1st. - Two bathrooms

- Living room, dining room, family room and kitchen + one bedroom and two piece bathroom on main level - 3 bedrooms + full bathroom upstairs

- Private laundry - Huge deck off kitchen - *Garage not included

- Quiet neighborhood centrally located, very close to park and schools

Pets considered with pet deposit. No smoking. Rent is \$2500/month plus utilities.

References and credit checks required. For inquiries and viewings please call, (604) 820-9000, during business hours, (Monday to Friday 9am-5pm), closed Saturdays & Sundays.