



MLS®970999

1005 Dunford Avenue Langford British Columbia

\$3,100,000

Light industrial(M1) property. No Strata fees. Updated 3200 sq ft 6 bedrooms 3 bathrooms home. .44 acre lot. Plenty of parking. Side & back is paved leading to 4550 sq ft steel-built shop erected in 2000. Fully fenced. Lockable steel gates. 2 loading doors at grade, of 16 & 18 ft. by 20 ft. Ceiling height is 32 ft . Set up for overhead cranes. (not incl.) Re-enforced, concrete floors, 3 phase power, radiant gas heaters overhead in the shop area and baseboard heaters in the lunchroom, office and washroom. Land and improvements for sale only. Secure your indust. site now & use income from house and shop (Should equal 5% CAP RATE) while you plan. Buyers to verify all important information. Tenant pays for their own utilities and insurance and they pay sellers cost to insure bldng. They also pay the commercial portion (largest share!) of the property taxes.Also listed as residential MLS 917900 (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Camosun

<http://www.donburnham.ca/>



Royal

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