



## 1005 Dunford Ave Langford BC

\$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. Income. Shop \$ 8000 p.m. plus INCREASES \$500 PER month until last year of lease so 9500 pm year 4 & 5 Ends Jan 31 2029 Secure your industrial site now and use the income from house(not currently rented owner estimates 5k pm) and shop. Buyers to verify all important information.The 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.

Listing Presented By:



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