



## 1005 Dunford Ave Langford BC

\$3,100,000

Light industrial(M1). No Strata. Updated 3200 sq ft 6 bed. 3 bath home. .44 acre lot. Lots 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 & baseboard heaters in the lunchroom, office & washroom. Land & improv 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 indust. site now & use income from house( Owner estimates 5k pm) & shop Total 150k + per year. Measurements approx. 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 MLS(R) 971900

Listing Presented By:



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