



## 700 Shawnigan Lake Rd 15104 Shawnigan Lake BC

\$639,000

Great space and good price await you at the Malahat Industrial Center location. The unit is 13 years old and features a total of around 2800 sq ft with 1425 sq ft on the main and another 1375 (approx) up. The main floor is 9' ceilings and is presently used for manufacturing and product storage. The second floor has some more storage and space for offices and a lunch room if need be. The unit comes with 200amp 3 phase power, bathroom, 14' loading door, a front man door, a back man door, plus street signage, The property is zoned light industrial I-1A which offers a wide variety of uses. Quit paying a landlords mortgage and pay yourself. Located only 10 minutes from Langford this will sell fast...equivalent unit in Langford is over 800k... Adjacent unit (15015) is also for sale and may be bought together and share a common wall to have double the space

Listing Presented By:



Originally Listed by:  
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Royal

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