



2935 Sprott Rd 4,5,6 Duncan BC

\$5,000

Strategically situated near the new Regional Hospital/Bell McKinnon Development Area, this warehouse unit at the intersection of Trans Canada HWY and Sprott Road boasts exceptional visibility and convenient accessibility. The unit's versatility allows for immediate use or transformation back to its original shell for repurposing. Currently equipped with 2 - 12' x 14' overhead doors, the option to add 2 more doors is available (removal of existing mezzanine and drop ceiling required). The lease is offered as a gross lease, with tenants responsible for utilities. Immediate occupancy is possible with flexible terms (3 - 5 years) to suit both Landlord and Tenant. All sizes are approximate and should be confirmed by the tenant if necessary. Additionally, this property is also available for sale - refer to MLS #976972 for more details.

Listing Presented By:



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