

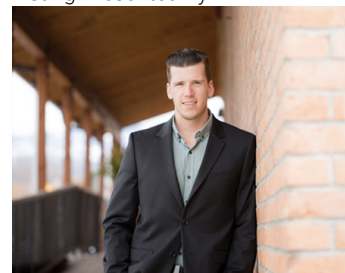


9206 Shale Avenue Summerland British Columbia

\$1,588,000

Outstanding industrial/commercial investment opportunity in Summerland. This 5,160 sq ft mixed-use building on 21,823 sq ft (0.501 acres) is designed like a duplex, with two commercial units plus a top-floor caretaker residence (4,693 sq ft commercial + 467 sq ft residential). Unit 102 is currently occupied by Crush Dynamics at a base rent of \$3,322.50/month on a triple-net basis, with estimated additional rent recoveries of \$4.25/sq ft (~ \$11,296.50/year), while Unit 101 is vacant and available for lease or owner occupancy. The caretaker suite generates an additional \$700/month, bringing current base rental income to \$4,022.50/month (\$48,270/year). The vacant commercial unit provides immediate flexibility for an owner-user or the opportunity to increase rental income through a new tenancy. Two front-facing 14'H x 12'W bay doors and 19' ceilings make the property adaptable to a wide range of operations. The paved yard features dual access, ample parking, and additional Seacan storage at the rear. Well maintained and situated in a key industrial area with excellent access, this property is a turnkey opportunity for investors or businesses seeking income, growth, and operational versatility. (id:6769)

Listing Presented By:



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