

9503 Cedar Avenue Summerland British Columbia

$1,759,000

Turnkey mixed-use industrial investment in the growing Summerland, BC industrial corridor. This 6,430 sq ft building on a 0.40-acre corner lot offers high visibility, excellent access, and 100% leased income with a diverse tenant mix supported by flexible zoning that allows uses beyond traditional industrial. Built in 2010 and well maintained, this low-maintenance, cash-flowing asset is ideal for local or out-of-town investors seeking stable returns. The building features 6 equally sized bays, each with a 12' x 10' overhead loading door, 2-piece washroom, and dedicated hot water tank, making them highly desirable for small to mid-size businesses. Consistent full occupancy history demonstrates strong demand for this unit size in the market. Additional highlights include ample on-site parking, efficient layout, and long-term tenant appeal. Future stratification potential offers added value and exit flexibility. Competitive cap rate and diversified tenancy make this an excellent addition to any commercial portfolio. Prime location in Summerland's emerging industrial area with convenient access to major routes and local services. (id:6769)

Listing Presented By:



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