

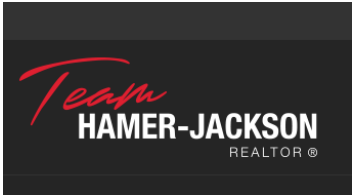


**10564 Powley Court Lake Country British Columbia**  
 Lake Country North West  
**\$5,450,000**



This is a AAA Commercial Real Estate investing Opportunity. There are 2 solid tenants paying Basic Rent plus all operating costs. The asking price reflects a realistic CAP rate (return rate) for a building of this type and offers the Investor a very stable and growing cash flow return on investment. The property is .65 Acres located directly facing Highway 97 for excellent visibility with 164 feet of Highway frontage. It is a 2010 built AAA Commercial quality building which is approximately 18,000 Sq ft plus a 4700 Sqft Parking garage. There is ample surface parking, a cul-de-sac with street parking and easy access to get in and out via the highway with both a left and right turn off the highway then through an easy round-a-bout avoiding lights and delays. Timely maintenance, painting and upgrades to HVAC etc have been done as required and the building shows very well. (id:6769)

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