



1415 Dyffryn Road Lumby British Columbia

Lumby Valley

\$1,100,000



Industrial/commercial property of just over an acre in the Lumby Industrial Park with exposure to Highway 6. This 5,930 stand-alone building includes an industrial/commercial main floor and a second-floor residential unit. The main floor includes open warehouse space, storage room, office, workshop space, reception area, in-suite washroom and a large outdoor patio. Warehouse space has 2 grade-level loading bays with overhead doors, approx. 14 FT ceilings and 400-amp 3 phase power. Flexible industrial layout on the main floor can suit a multitude of business types. Paved parking area to the front of the building with paved access to the rear from the side of the building. Secure rear yard with security fencing and gate, rear yard is flat and unpaved perfect for outdoor storage with the potential for future development (approx. 25,000 SF of residual land). Zoned I1 - Light Industrial allowing a variety of primary uses. Second-floor residential unit includes 2-bedrooms, office space (presently being used as a 3rd bedroom), bathroom, living room, kitchen with dining area, washroom, laundry room and a large balcony space. This is a very flexible industrial/commercial property that would be an ideal location for an owner-occupier wanting space for a business along with a residential unit to occupy or potentially rent for additional income. (id:6769)



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