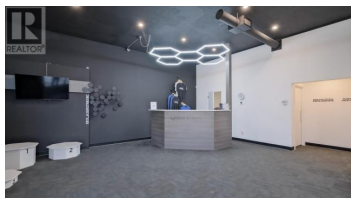




5966 SAWMILL Road Oliver British Columbia

Oliver

\$1,700,000



This newly built commercial property in the Oliver Industrial Center offers high-quality construction and versatile space for a range of uses. Built with insulated concrete form (ICF) walls and soaring 18-foot ceilings, the property consists of two well-designed buildings. The first building, spanning 4,063 sq. ft., is currently home to a state-of-the-art laser tag center. It features a spacious lobby and reception area, two washrooms, a party room, and a 5,000 sq. ft. two-level laser tag arena. Additionally, a storage bay with a garage door provides convenient storage, and an extra garage door is roughed into the lobby's exterior wall for future use versatility. The second building is 2,100 sq. ft. and designed as a warehouse-style space. It includes three 12-foot-high garage doors, a large open work area, a washroom, a storage section, and a loft with an office. Access is provided via a rear alley, allowing for easy entry and additional parking. The current owner occupies both buildings and will enter into a secure long-term lease, making this a turnkey investment opportunity with no deferred maintenance. Offered below the most recent commercial appraisal value, this property presents an excellent opportunity for passive income. (id:6769)

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