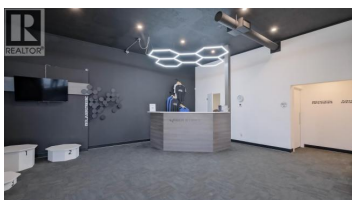




5966 Sawmill Road Oliver British Columbia

Oliver

\$1,750,000



This newly built commercial property in the Oliver Industrial Center offers high-quality construction and versatile space suitable for a wide 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 is approximately 5,000 sq. ft. and was previously used as a large laser tag facility. The free-span space is ideal for a multitude of uses and is rated F2 under the BCBC. It also features a spacious lobby and reception area, two washrooms, and a conference room. A storage bay with a garage door provides convenient storage, and an additional garage door is roughed into the lobby's exterior wall for future 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. Rear alley access allows for easy entry and provides additional parking. The current owner occupies this building and is willing to enter into a secure long-term lease if beneficial to the new owner. Offered below the most recent commercial appraisal value, this property presents an excellent opportunity for passive income or an end user. Call the listing agent for a detailed package. (id:6769)

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