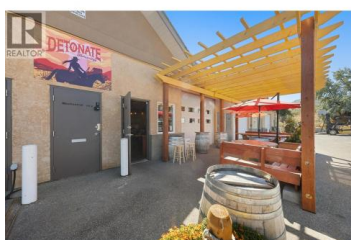


9503 Cedar Avenue Summerland British Columbia

Main Town

\$1,779,000



Presenting a turnkey investment opportunity with a mixed-use industrial building offering approximately 6440 square feet of space on a .40-acre lot, ideally located on a high visibility corner in the busy and emerging industrial area of Summerland, BC. This versatile property is fully leased to a diverse mix of tenants taking advantage of the flexible zoning for the site which allows a diverse tenant mix beyond just industrial. Built in 2010, this building has been well cared for and will provide its new owners with a low maintenance cash flow investment, perfect for local or out of town investors. Each of the 6 bays has a 12'x10' loading door, 2 piece washroom and a dedicated hot water tank. Equally divided, these units are a great fit for a multitude of businesses and are in a highly desirable size as evidenced by the 100% occupancy rate for several years. This building may be stratified in the future, and currently offers an attractive, competitive cap rate, making this property an excellent addition to any investment portfolio. (id:6769)

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