



# 1155 INSIGHT DRIVE Nelson WestSouth Slocan British Columbia

\$1,452,000

Offered for sale is Units 10 & 11 (6,768 SF) at Purcell Business Centre - the commercial business park you have been waiting for! Representing the Kootenays' first-ever institutional-grade industrial strata, the building comprises 16 highly functional units ranging in size from 3,341 SF to 12,489 SF, or larger (inquire about custom unit sizes), with final construction completion in Summer 2024. Units come equipped with 22' warehouse clear heights, 12'x11' overhead loading doors, 200 amps power, gas-fired radiant heating, separate utility metering, structural steel mezzanine, finished washrooms, exterior signage, fibre optic availability, 6-inch concrete slab, fire sprinkler system, highway-facing unit entrances, potential office or retail showroom, and access to +120 reserved and visitor parking stalls. Access to downtown Nelson provided within minutes or the Crowsnest Highway (Hwy 22) within 25 mins. The property's "unzoned" status further provides occupants with unmatched business flexibility and opportunities for potential use. Design-built in 2000 as a state-of-the-art manufacturing facility, the building has been fully retrofitted by Macdonald Communities, using local builders, tradespeople and design consultants. Each of the building's operational systems have been either fully replaced or upgraded, and with unit pricing starting in the low \$200's per square foot, offers purchasers an exciting opportunity to secure effectively brand-new real estate, at pricing substantially below the cost of new construction. (id:6769)

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