



1175 LOWER CHINA CREEK ROAD RivervaleGenelle British Columbia

\$3,190,000

Offered for sale is a share sale of 1175 Lower China Creek Road, located in Genelle, BC, just a 5-minute drive from Castlegar - one of southern BC's most important regional shipping hubs given its strategic location & efficient access along the Crowsnest Highway (Highway 3). The property has immediate two-way connection onto Highway 22, and Crowsnest Highway connection within 8 minutes. The building offers exceptional highway visibility from both directions, providing users with attractive signage and branding opportunities. Originally design-built in 2008 by Norsteel Building Systems for the owner's moving and storage businesses, and featuring a steel frame construction, the building represents one of the Kootenays' newest industrial buildings. Only a handful of buildings in the Kootenays offer clearance over 20 feet, and this property is a part of that rare set, with clear heights up to 21 feet. With its modern steel frame design, the warehouse benefits from no interior columns, offering wide lateral clearance for maximum flexibility. The building's highly functional specifications include five overhead loading bays including three 9 ft. x 8 ft. truck-level doors and two 16 ft. x 12 ft. grade-level doors, +10,200 SF of warehouse area, LED lighting, a 5.5" concrete floor, and +1,440 SF of office space with central air conditioning. The total site area is ~2.79 acres, providing ample surplus land for outside storage purposes or constructing additional buildings. Seller will consider partial lease back of the warehouse. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<http://www.rlkcommercial.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.