



## 9206 Shale Avenue Summerland British Columbia

\$1,588,000

Outstanding industrial/commercial investment in Summerland. This 5,160 sq ft mixed-use building is designed like a duplex with two commercial units plus a top-floor caretaker residence. Currently leased by Crush Dynamics, an innovative food-tech company, the commercial units (101 & 102) generate \$6,320/month, while the caretaker suite adds \$700/month, for total revenue of \$7,020/month, a 5.3% CAP rate. Tenants are month-to-month with intention to stay, providing immediate income and flexibility. A future owner could occupy one side while continuing to lease the other, or maintain the entire investment for steady returns. The building offers 4,693 sq ft of commercial space with workshops, offices, boardroom, along with a 467 sq ft residential suite and private deck. Two front-facing 14'H x 12'W bay doors and 19' ceilings make the property adaptable to a wide range of operations. The paved yard features dual access, ample parking, and additional Seacan storage at the rear. Well maintained and situated in a key industrial area with excellent access, this property is a turnkey opportunity for investors or businesses seeking income, growth, and operational versatility. (id:6769)

Listing Presented By:



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