



## GALLAGHER LAKE FRONTAGE Road Oliver British Columbia

\$5,995,000

This property features a modern and fully secure mini storage complex that was completed in 2018, comprising 170 insulated units with steel frames on concrete foundations. The property also includes a full duplex and a 2,270sq ft building with 2 administration offices, retail space, additional secured storage and one bathroom. The entire property is fenced, paved, and equipped with CCTV surveillance for security. The mini storage has been consistently at full capacity with a waiting list since its first year of operation. The duplex is built with high-quality finishes. The main floor has a one-bedroom suite and a lockout bachelor unit, while the second floor has a two-bedroom suite with two bathrooms and extensive balconies surrounded by meticulous park-like landscaping. Site 2 was recently completed which is located on an adjacent lot, consisting of a main storage facility with 49 temperature-controlled ground floor units and an additional 20 units that could be accommodated on the second-floor mezzanine. Surrounding the building are 63 temporary outdoor secure parking stalls which are paved, securely fenced, and monitored by CCTV cameras. The complex can be sold with the existing manager in place. (id:6769)

Listing Presented By:



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