



Prime Commercial Office / Industrial Flex Condo



\$1,180,000

Just \$205 / SF

Prime Commercial Flex Space with Versatile Office and Warehouse/Industrial Capabilities

This 5760 sq. ft. mid-unit commercial condo offers a flexible layout, ideal for businesses seeking a mix of office and warehouse space. The property includes 3904 sq. ft. of dedicated office space and 1856 sq. ft. of heated warehouse/industrial space, providing an optimal combination of functionality and comfort.

Office Features:

* 7 private offices plus 2 large open-concept offices with cubicles * Spacious conference room with a kitchenette for meetings and events * Full kitchen and multiple bathrooms, including a shower * New roof, modern security system, and two floors with independent heating and air conditioning for each level

Warehouse/Industrial Features:

* Expansive high-ceiling garage/warehouse with large bay door for easy access * Skylight, sink, and electric door opener for added convenience and efficiency * Heated interior, for year-round functionality

Property Highlights:

* 9-10 parking spaces, with fast access to major major freeways at the Point of the Mountain * This versatile, well-equipped space suits a range of business needs, combining professional office amenities with a robust industrial area Current lease lasts through July, 2025; potential to remove tenant early for settlement. Square footage and taxes are approximate, buyer should obtain independent measurements. Don't miss this opportunity to secure a property designed to support business growth and flexibility in an ideal location!

Offered By:
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