



FOR SALE

9503 CEDAR AVENUE

SUMMERLAND, BRITISH COLUMBIA



PROPERTY FEATURES



FULLY LEASED

Fully leased investment opportunity



LOCATION

Located in the heart of Summerland's industrial corridor



PROXIMITY

5 minutes from Hwy 97 and 4 minutes from downtown Summerland



ZONING

M2 - Heavy Industrial

THE NUMBERS



SIZE

+/- 6,430 SF
0.4 Acres



PRICE

\$1,879,999.00
NOI: \$91,469.00

Incredible opportunity to acquire an income producing industrial property in Summerland! This 0.4-acre site features one building, constructed in 2011, consisting of 6,430 square feet. There are 6 versatile units, each of which feature a washroom, 12' x 10' overhead door, loading bay, and a ceiling mounted gas-fired heater. Tenants have access to 11 on-site, non-reserved parking stalls along with available street parking. The building has been meticulously maintained by the original ownership group. These desirable small bay industrial units are a great source for passive income in a market that experiences very low vacancy rates.





Let's chat.

SOL BENSON

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Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

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