



#15 – 1156 Rocky Creek Road
Ladysmith, BC

Opportunity

- This industrial zoned strata unit is located just off highway 1 at the North end of Ladysmith.

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Details

- The unit offers the following configuration; 1,296 Sq. Ft. of ground floor. 851 Sq. Ft. of mezzanine. A grade level roll up door (height 14 feet) approx. 18 foot ceilings. A reception area. An accessible washroom.
- Zoning I-1A, the purpose of this zoning is to accommodate smaller scale business enterprises and low impact light industrial uses including Office, Personal Services, Machinery and Equipment Rental, Manufacturing, Retail or Wholesale Sales, and more. Please visit the Town of Ladysmith website for a full list of zoning allowances.
- Option to purchase the existing business is also available!

Property Details

Civic Address

#15-1156 Rocky Creek Road

PID

027-846-113

Legal Description

Strata Lot 15, Plan VIS6726, District Lot 38, Oyster Land District, Together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form V

Property Taxes

\$4,727 (2023)

Unit Size

2,147 Sq. Ft.

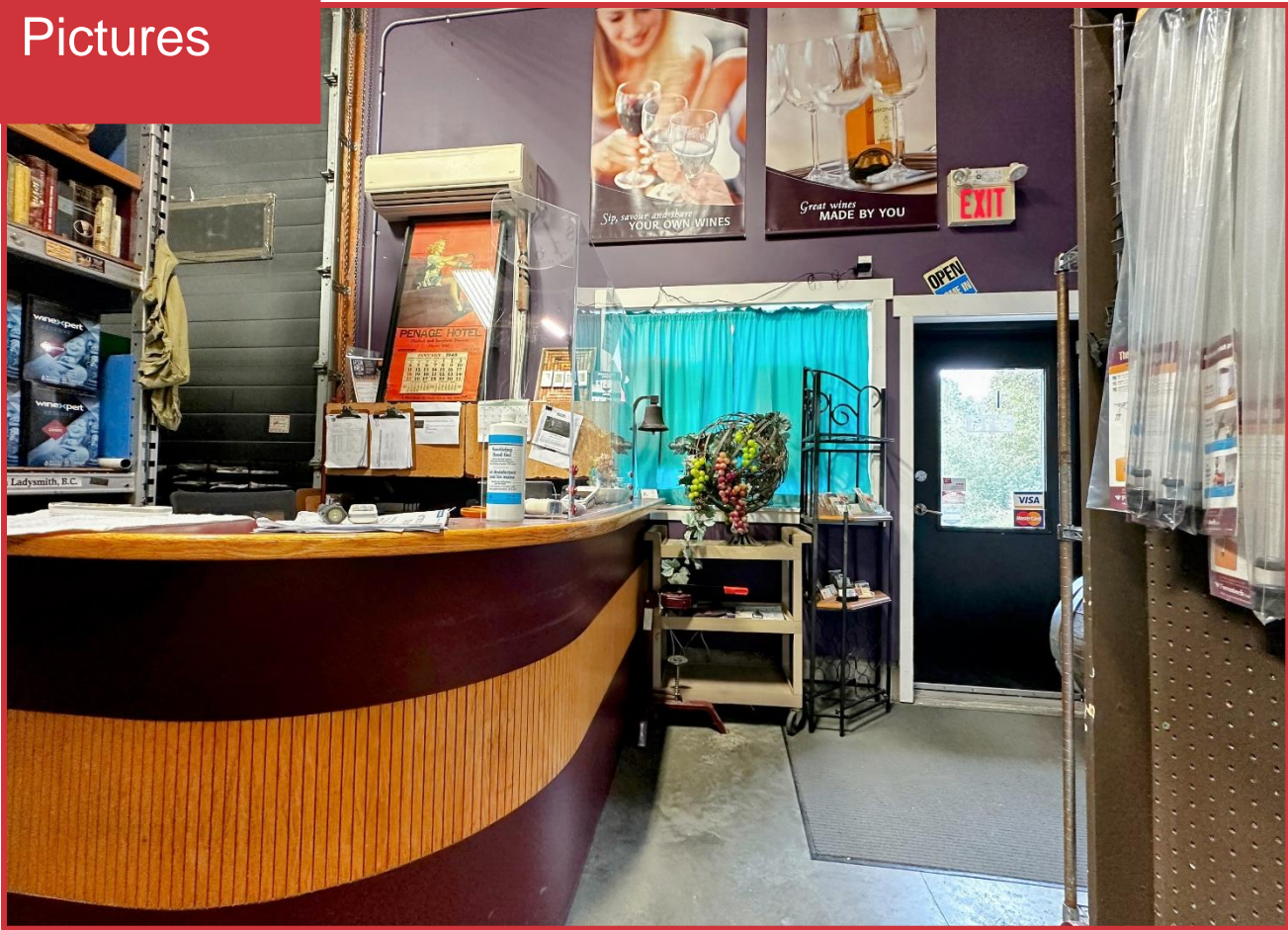
Zoning

I-1A

Price

\$430,000.00

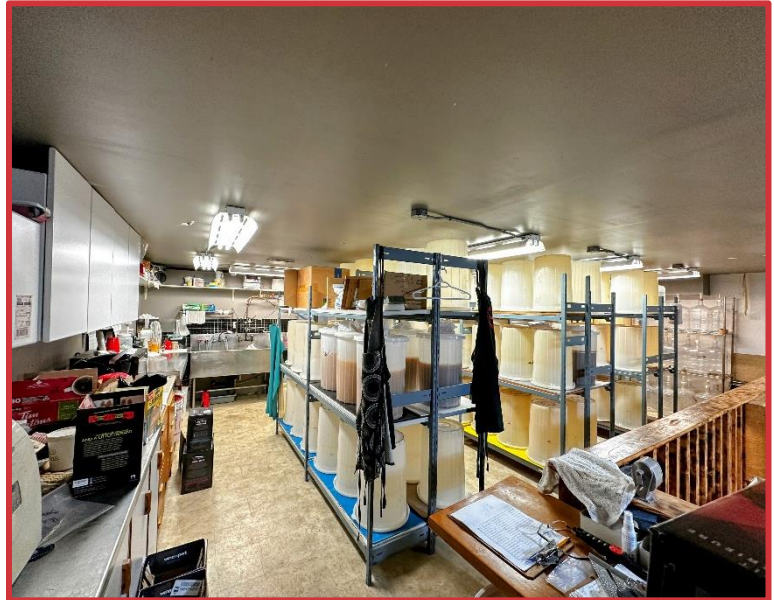
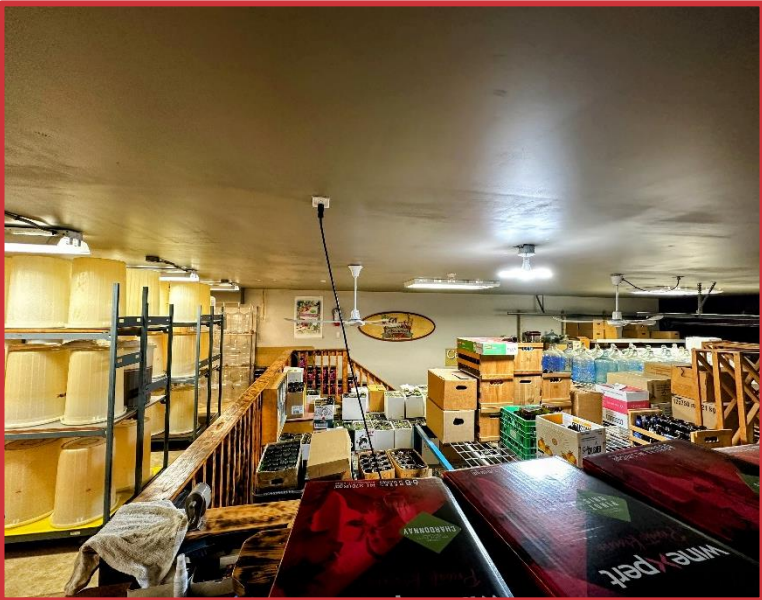
Pictures



Pictures

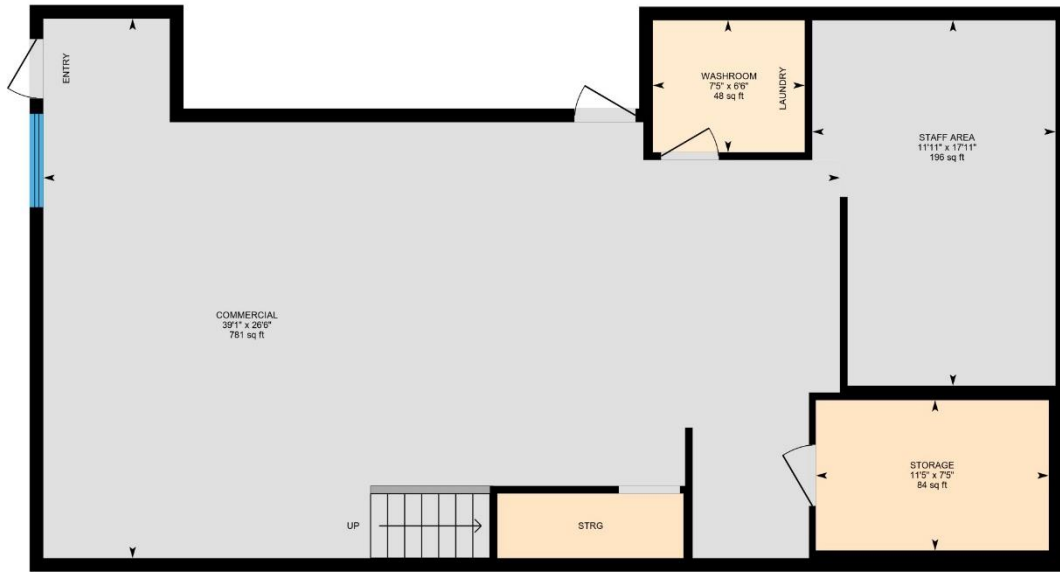


Pictures



15-1156 Rocky Creek Rd, Ladysmith, BC

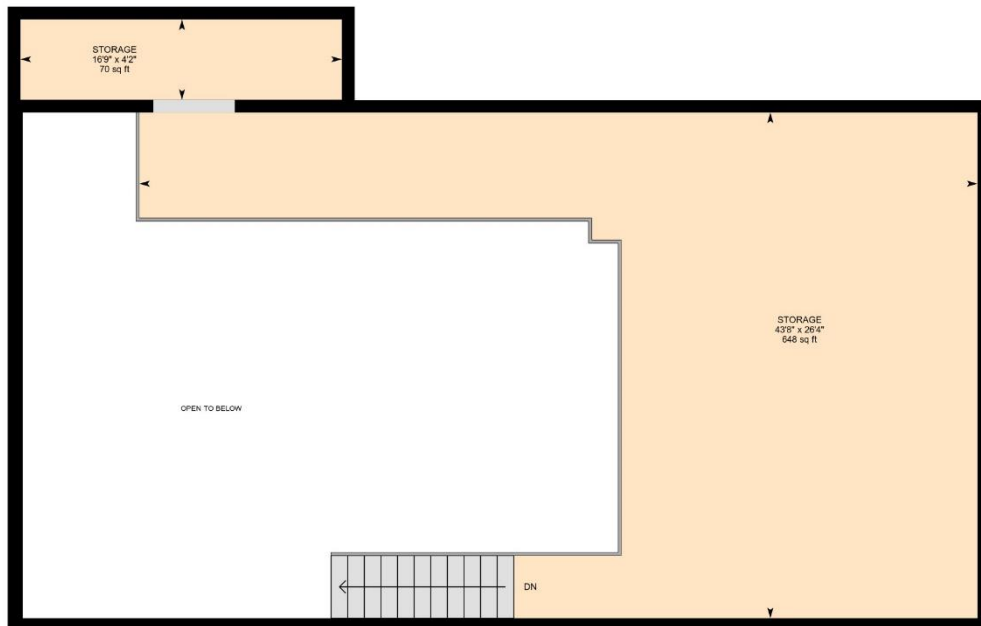
Main Floor Finished Area 1296.10 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

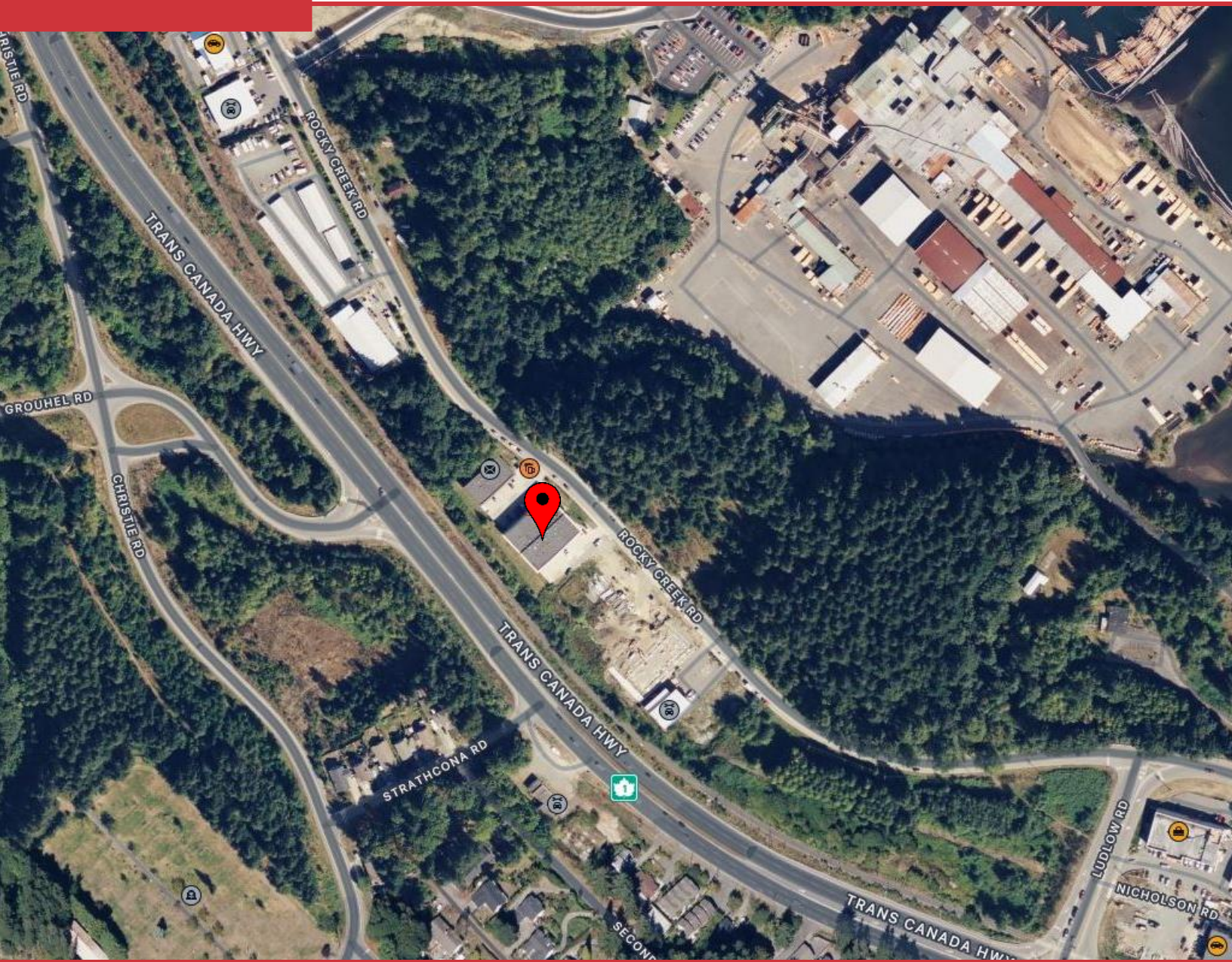
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Upper Floor Finished Area 851.61 sq ft



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