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INDUSTRIAL
WAY

**BLENDED
COMMERCIAL/RESIDENTI
AL UNIT OFFERS A
UNIQUE OPPORTUNITY
TO OWN BOTH
COMMERCIAL AND
RESIDENTIAL SPACE.**

Listed at 1,349,000

1394 sqft Residential Space
1394 SqFt Commercial space
Strata Fees-\$372
Property Tax \$6200



R E S I D E N T I A L

C O M M E R C I A L



2.5 BEDROOM
2 BATHROOM
MOUNTAIN
VIEWS
11'9 CEILINGS

STUNNING CONCRETE
INTERIOR FEATURES A
SEPARATE
RESIDENTIAL LIVING
AREA UPSTAIRS,
COMPLETE WITH 2
BEDROOMS, 2
BATHROOMS, AN
OFFICE, AND A
ROOFTOP PATIO

1 BATHROOM
IN SLAB HEATING
ZONED F2
INDUSTRIAL
ROLLING DOOR

1,393 SQUARE FEET OF
COMMERCIAL WAREHOUSE
SPACE FEATURES HIGH-
END ROLLING GARAGE
DOORS, IN-SLAB HEATING,
AND TWO EXTERIOR
ENTRANCES, ALL SET
WITHIN A THRIVING
BUSINESS COMMUNITY,
CONSISTING OF 24
COMMERCIAL UNITS

E|L

**WHISTLER
REAL ESTATE
COMPANY**



This unit comes outfitted with Stove,
Microwave, Dishwasher, refrigerator,
Washer/Dryer

Residential space heated with forced
air , and cooled by AC.
Commercial space heated by in floor
radiant heating.

Unit comes with two large parking
spots, and ample visitor parking.
Exterior door to unit





Unleash Your Business Potential

This prime end-unit commercial/residential space is the perfect spot to showcase your brand.

Located right at the entrance of the development, it offers maximum visibility for your business.

With plenty of window space for bold signage and a large, high-end rolling door, you've got full access to a top-tier warehouse that's ready to power your operations. Don't miss the opportunity to make a strong first impression.

PROPERTY DETAILS

13 7342 INDUSTRIAL WAY

Commercial space

- GARAGE DOOR 10' WIDE 12' HIGH
- 3 PHASE 100 AMPS
- F2 ZONING
- M1 INDUSTRIAL
- UNIT HEIGHT 13'
- IN SLAB HEATING
- WAREHOUSE CEILING HEIGHT 13'
- WAREHOUSE WIDTH 21'
- WAREHOUSE LENGTH 69'
- 2 ASSIGNED PARKING SPOTS
- 2 EXTERIOR DOORS
- FULL BATHROOM

Residential Space

- 8 FOOT CEILINGS IN BATHROOMS AND CLOSET
- INSULATION R 13.3 MIN
- 11'9" CEILINGS IN CONDO
- WIDTH 21'
- LENGTH 69'
- AIR CONDITIONED
- FORCED AIR
- INDIVIDUAL PROPANE METERS
- CAN HOLD A MEDIUM SIZED HOT TUB 1200 KG
- ASSIGNED PARKING
- ALL KITCHEN APPLIANCES INCLUDED
- WASHER/DRYER INCLUDED

\$250 STRATA FEES

\$6200 PROPERTY FEE

**(THESE FEES ARE ESTIMATED AND MAY CHANGE)
SLIGHTLY AFTER YEAR END**



ERICA LAWSON
604.966.7181
ERICA@WREC.COM

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PROPERTY DETAILS

19 7342 INDUSTRIAL WAY

Commercial space

- GARAGE DOOR 10' WIDE 12' HIGH
- 3 PHASE 100 AMPS
- F2 ZONING
- M1 INDUSTRIAL
- 2 ASSIGNED PARKING SPOTS
- 2 EXTERIOR MAN DOORS
- FULL BATHROOM
- 69'X 21.6'
- 22'11" HIGH
- 12'7" UNDER MEZZANINE
- 8'4 CEILING HEIGHT IN MEZZANINE
- PROPANE HEATING

\$250 STRATA FEES

\$6200 PROPERTY FEE

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