



STRATA PROPERTY MANAGEMENT
COMMERCIAL REAL ESTATE SERVICES

GREAT INVESTMENT OPPORTUNITY IN HEART OF DOWNTOWN SIDNEY, BC.

FOR SALE

Great Investment Opportunity! Lifelabs-tenanted street-level strata lots in the heart of downtown Sidney, BC. Comprising 1,054 square feet with 2.5 years remaining on lease term and an increase in rate to take effect March, 2023 providing a carefree investment for the owner. Very nicely improved lab office space with a national tenant. Onsite parking. Cap rate at 4.3%, increasing to 4.6% on rent step up. Contact agent for details. Please do not disturb tenant.

Purchase Price: \$485,000

PROPERTY DETAILS

[101-2745 Bevan Ave, Sidney BC, V8L 1W2](#)

Square Feet: 1,054

INTERESTED? GET IN TOUCH.

Peter Tanner

Firm Management Commercial Leasing and Sales

250-544-2300

ptanner@firmmanagement.com

