

FOR SALE: INDUSTRIAL INVESTMENT PROPERTY IN COBBLE HILL

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FOR SALE: Industrial Investment Property in Cobble Hill, BC: 1.71 acre industrial-zoned property at 1357 Ball Road comprising two large multi-tenanted steel frame warehouses with ample yard space and parking. Building A is 14,800 sq feet and building B (built 2017) is 10,080 sq ft, 7 tenants in total, all on longterm leases. Natural gas and ample power to each building, municipal water supply and septic waste. Larger lot of a 2 lot strata plan. Cap rate is 5.25% on current income, with some rent escalations to come. Located in a commercial/industrial node 5 minutes drive from the Trans Canada Highway at Fisher Road in the rapidly developing Cowichan area. Financial information provided to qualified purchasers with signed confidentiality agreement. Please do not disturb tenants.

Asking price: \$4,995,000. Potential to purchase this offering as a share sale also.

PROPERTY DETAILS

1357 Ball Rd, Cobble Hill, BC V0R 1L2



Square Feet: 24,880

INTERESTED? GET IN TOUCH.

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