



PRICE REDUCED: INDUSTRIAL INVESTMENT PROPERTY IN COBBLE HILL

FOR SALE

Price Reduced: 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. Located in a commercial/industrial node 5 minutes drive from the Trans Canada Highway at Fisher Road in the rapidly developing Cowichan area. Cap rate is 5.80% on current income, with some tenant rent escalations to come. Financial information provided to qualified purchasers with signed confidentiality agreement. There is opportunity to purchase this offering as a share sale also. Please do not disturb tenants. **Asking price: \$4,950,000. NOW: \$4,800,000**

PROPERTY DETAILS

1357 Ball Rd, Cobble Hill, BC V0R 1L2



Square Feet: 24,686

INTERESTED? GET IN TOUCH.

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