

Squamish Industrial Park **FOR SALE**



**CAD \$1,355,000
(SHARE SALE)**

INDUSTRIAL STRATA UNIT
#15-38936 Queens Way, Squamish, BC



VIRTUAL TOUR
CLICK HERE

- ✓ BUILT IN 2018
- ✓ ZONING I-4 (INDUSTRIAL)
- ✓ 1,880 SF MAIN FLOOR
- ✓ 752 SF FINISHED MEZZANINE
- ✓ 25 FT CEILINGS
- ✓ 125 AMP 3 PHASE POWER
- ✓ BOTH UNITS LEASED

www.AleksandraMagee.com
2397 Marine Drive, West Vancouver, BC



PROPERTY INFORMATION

- ✓ TOTAL FINISHED SQUARE FOOTAGE - 2,632 SF
- ✓ 752 SF FINISHED MEZZANINE WITH SHOWER & SEPARATE ENTRANCE
- ✓ BOTH UNITS RENTED TO THE SAME TENANT
- ✓ TERM ENDS NOVEMBER 30, 2024 ONE RENEWAL PERIOD LEFT OF 3 YEARS UNTIL 2027
- ✓ 2023 PROPERTY TAXES - \$12,107
- ✓ MAINTENANCE FEE: - \$325.36 PER MONTH



ALEKSANDRA MAGEE *PREC
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