

**3820 ENTERPRISE WAY, BARRIÈRE**

**± 5,000 SF BUILDING WITH 800 AMPS OF SERVICE**

**FOR  
LEASE/  
SALE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**MARIANNE DECOTIIS**  
PERSONAL REAL ESTATE CORPORATION  
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## OVERVIEW

William Wright Commercial is proud to present the opportunity to lease or purchase ± 5,000 SF shop and land for your business in Barrière with great highway exposure along Yellow Head Highway. This standalone steel pre-fab building has tons of power with 800 AMPS service, 600 volt and 3 phase power ready to go. Subject property is on municipalities water and has a water well on property. This is a great set up for indoor growing but can be used as a shop and has excess land for parking and storage available at a size to be determined by Landlord and Tenant.

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## HIGHLIGHTS

- + 800 AMPS of Power
- + Highway Exposure
- + Excess Land for Storage or Parking
- + Gross Lease Deal







## Salient Facts



### SIZE BREAKDOWN

Lot Size: ± 43,560 SQFT  
Shop: ± 5,000 SQFT



**ZONING**  
I1

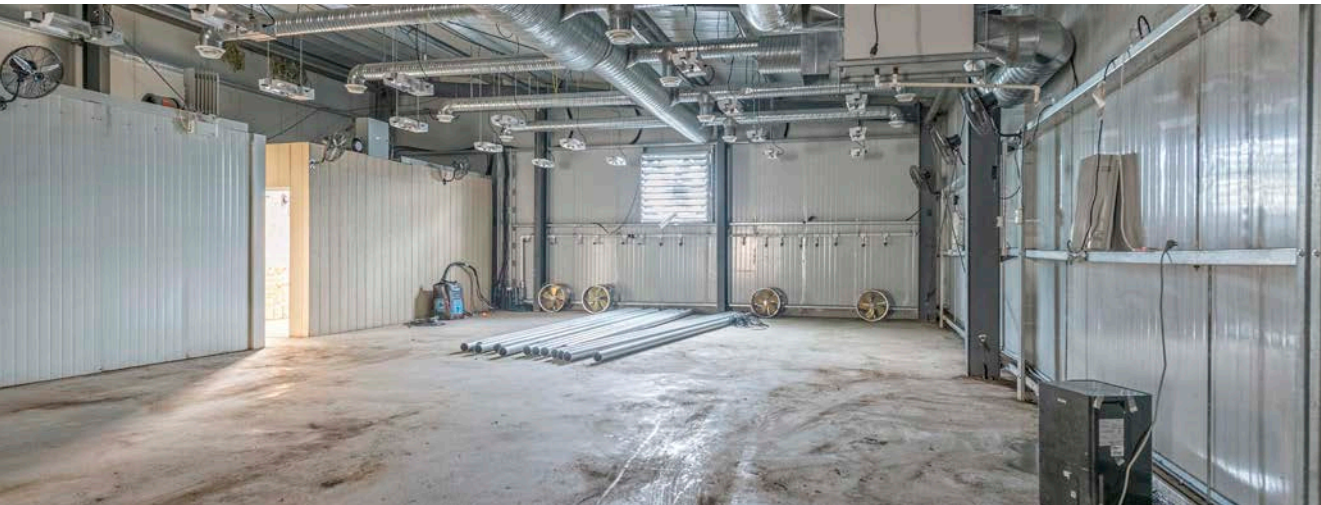


### MONTHLY RENT

\$4,500 + GST  
*Utilities not included*



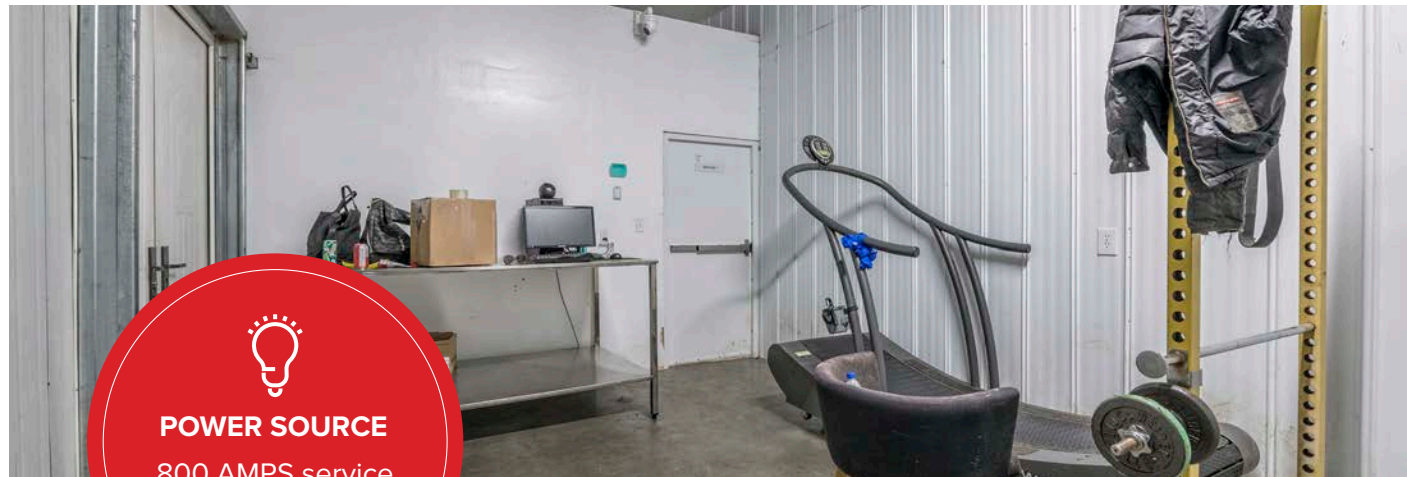
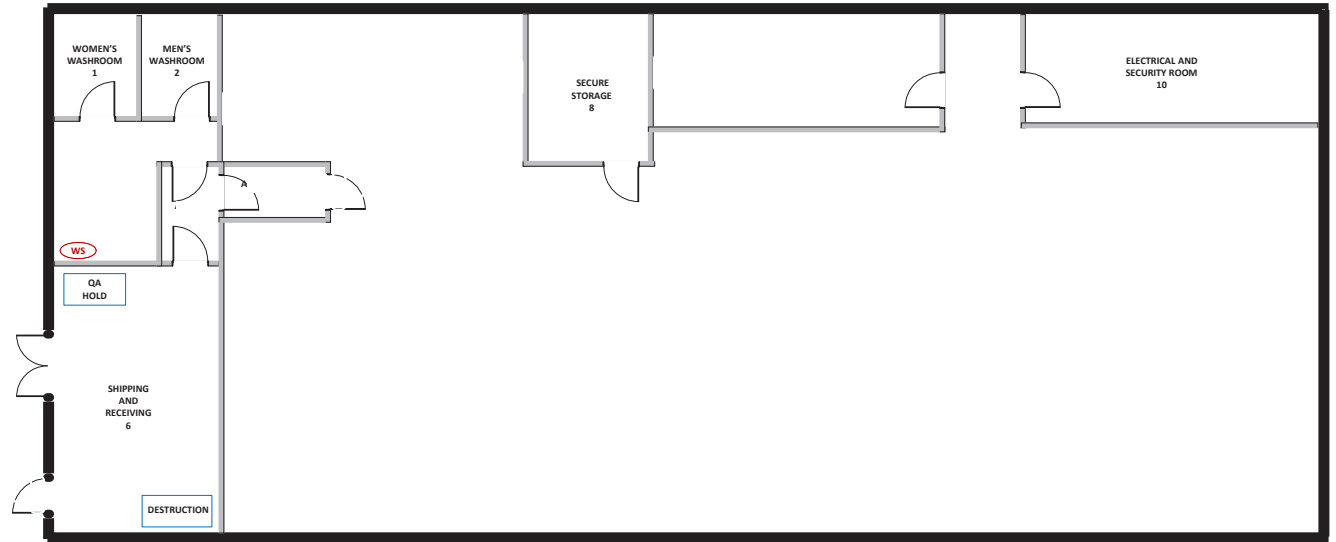
**PRICE**  
Contact Listing Agent




### INDUSTRIAL ZONING ALLOWS FOR A WIDE VARIETY OF USES SUCH AS

- Workshops
- Industrial Offices
- Manufacturing Industry
- Retail sales of industrial/agricultural equipment
- Wholesale Commercial
- Warehousing
- Public Works Yards
- Wrecking and storage of automobiles
- Agricultural/Horticultural





  
**POWER SOURCE**  
.800 AMPS service,  
600 volt and 3 phase  
power







## DRIVE TIMES

BONAPARTE PROVINCIAL PARK

SUBJECT PROPERTY

KAMLOOPS 42 MINS

BLUE EARTH LAKE PROVINCIAL PARK

TUNKWA PROVINCIAL PARK

VERNON 2 HRS

KELOWNA 2.5 HRS

## LOCATION

Barrière is a district municipality in central British Columbia, Canada, located 66 km north of the larger city of Kamloops on Highway 5. It is situated at the confluence of the Barrière River and North Thompson Rivers in the Central North Thompson Valley.

## FOR MORE INFORMATION CONTACT

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