## **3820 ENTERPRISE WAY, BARRIÈRE** ± 5,000 SF BUILDING WITH 800 AMPS OF SERVICE

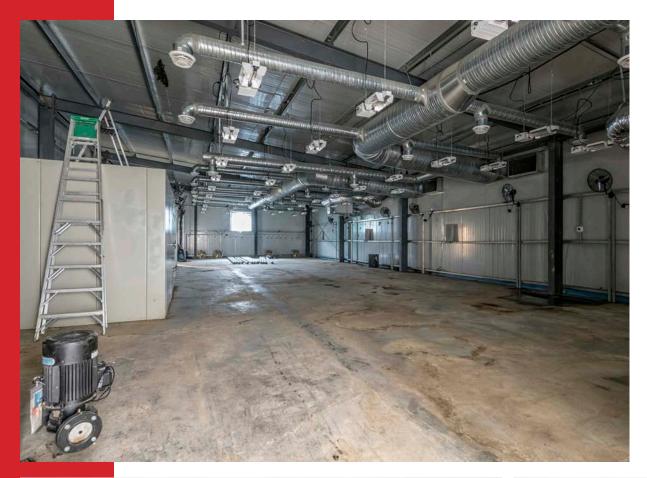
## FOR LEASE/ SALE





Commercial Real Estate Services

MARIANNE DECOTIIS PERSONAL REAL ESTATE CORPORATION marianne@williamwright.ca 236.425.1617



#### **OVERVIEW**

William Wright Commercial is proud to present the opportunity to lease or purchase  $\pm$  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.

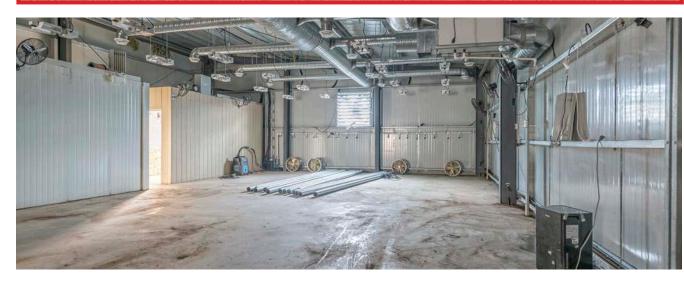
#### HIGHLIGHTS

- + 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

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



....



PRICE Contact Listing Agent

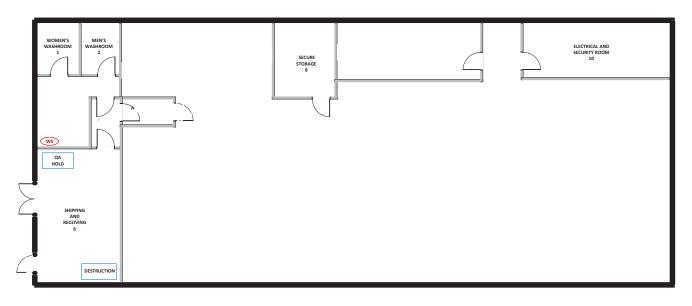
#### INDUSTRIAL ZONING ALLOWS FOR A WIDE VARIETY OF USES SUCH AS

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















#### 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

#### MARIANNE DECOTIIS

personal real estate corporation marianne@williamwright.ca 236.425.1617

E.8.0.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. Any recipient assume any responsibility or independent at or direct, for the recipient's reliance upon the information. Any recipient and/or intertested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warrantes arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc. #406-121 5th Avenue, Kamloops T 236.425.1617 | F 604.428.5254 williamwright.ca

# $\mathbf{W} | \mathbf{W}$

### williamwright.ca



Vancouver Office 1340-605 Robson Street Vancouver, BC 604.428.5255 New Westminster Office 350-522 7th Street New Westminster, BC 604.545.0636 **Fraser Valley Office** 210-8029 199th Street Langley, BC 604.546.5555 Victoria Office 843 Johnson Street Victoria, BC 250.590.5797 Central Island Office 100B-154 Memorial Avenue Parksville, BC 250.586.1226 Kelowna Office 205-478 Bernard Avenue Kelowna, BC 236.420.3558 Kamloops Office 406-121 5th Avenue Kamloops, BC 236.425.1617