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

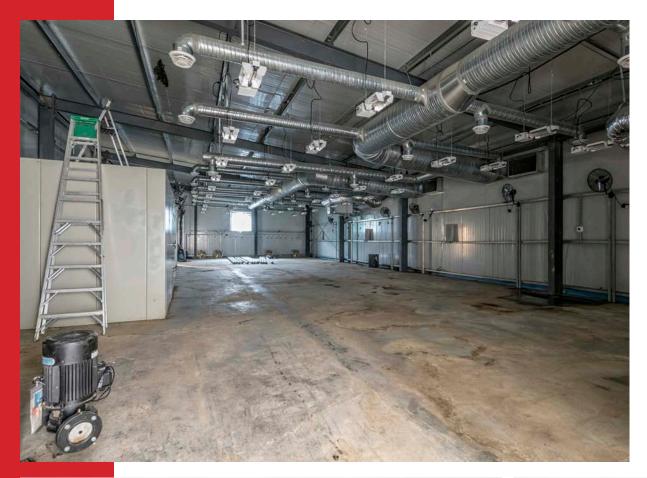
FOR LEASE/ SALE





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.

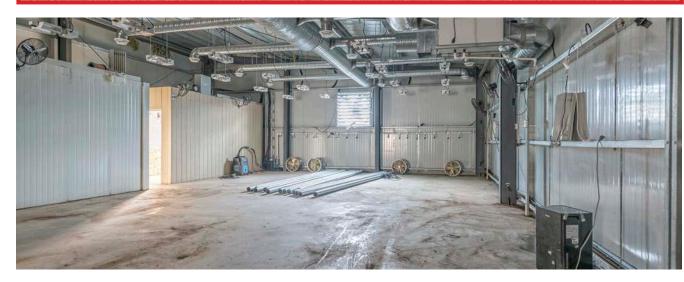
HIGHLIGHTS

- + 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



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PRICE Contact Listing Agent

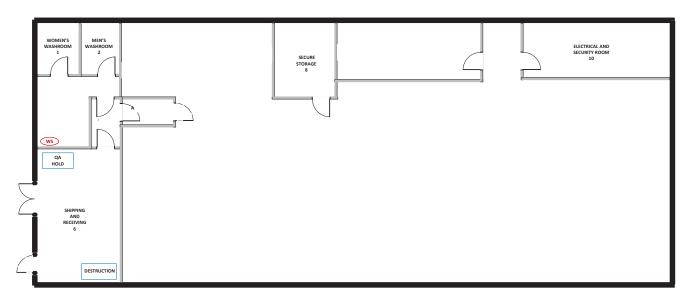
INDUSTRIAL ZONING ALLOWS FOR A WIDE VARIETY OF USES SUCH AS

- 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

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