

**FOR SALE
FOR LEASE**

Industrial Strata

4211 54th Street SE, Salmon Arm, BC



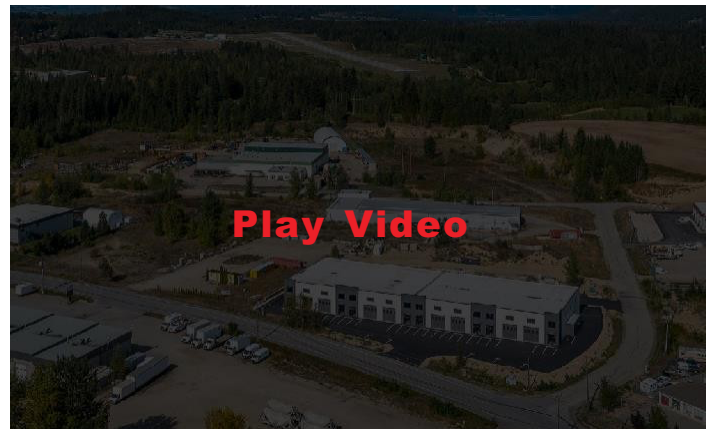
STARTING AT \$699,000 / Unit

OPPORTUNITY

Industrial Strata
3284 sq ft to 26880 sq ft

LOCATION

Salmon Arm Industrial Park
High Exposure on corner of Auto Road and 54th street SE



All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

STEWART PEARSON

250-308-9760

stewartpearsonrealestate@gmail.com

stewartpearson.com



Stewart Pearson

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CIVIC DESCRIPTION

4211 54th Street SE Salmon Arm, BC, V1E3P8

Legal Description: Strata Lots 1,2,3,4,5,6,7,8 Section 5
Township 20 Range 9 West of the 6th Meridian Kamloops
Division Yale District Strata Plan EPS 10203

PROPERTY DETAILS

3284 sq. ft. to 26800 sq. ft.

KEY FEATURES

- Floor Load: 500 lbs / sq ft
- Lighting: High Efficiency LED fixtures

LEASE & SALE DETAILS

Lease Rate	\$18 base / sq'
Sale Price	starting at \$699,000
\$2,500,000 / 13,500 sq.ft.	
\$5,000,000 / 27,000 sq.ft	



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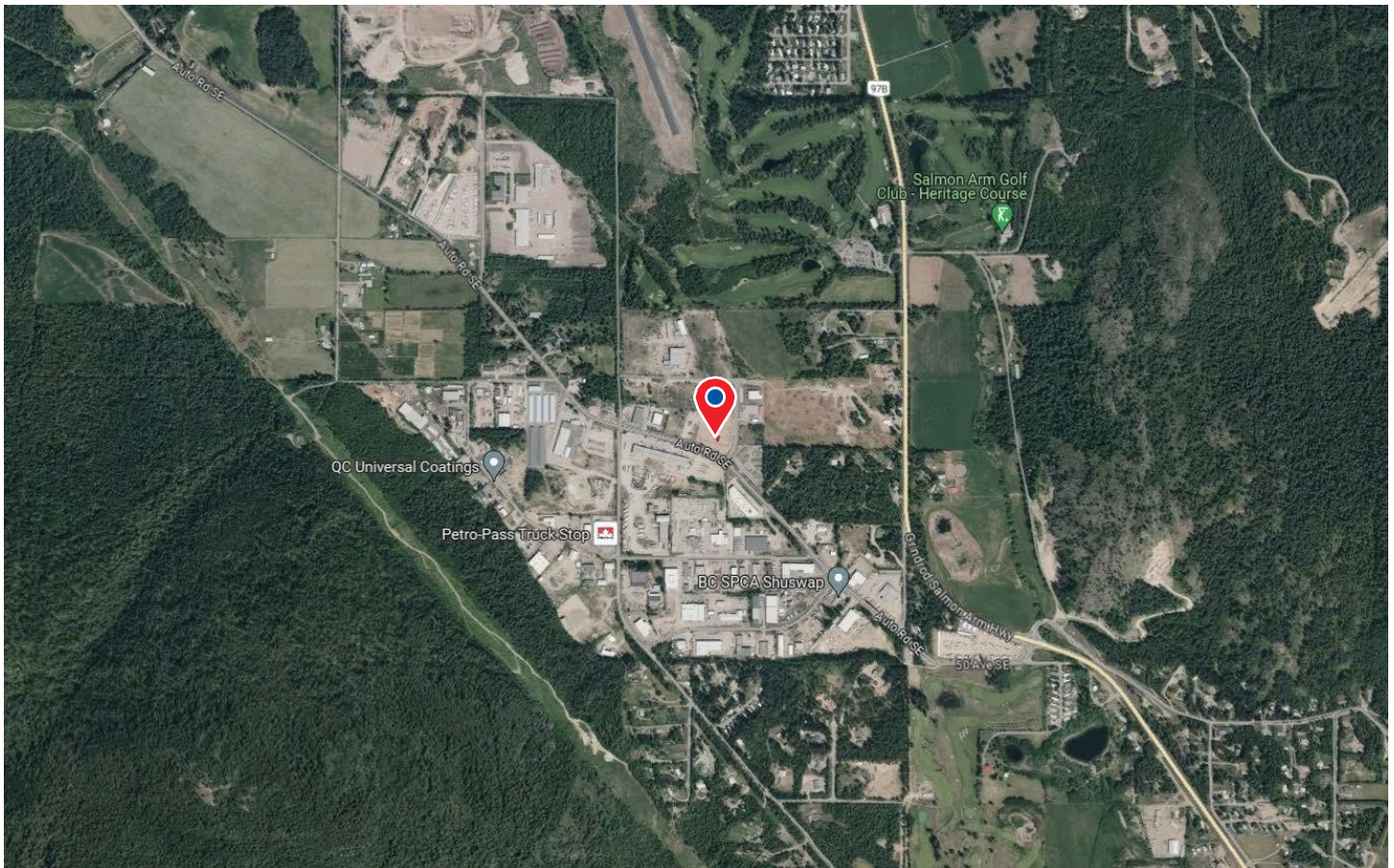
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SITE PLAN 1:200

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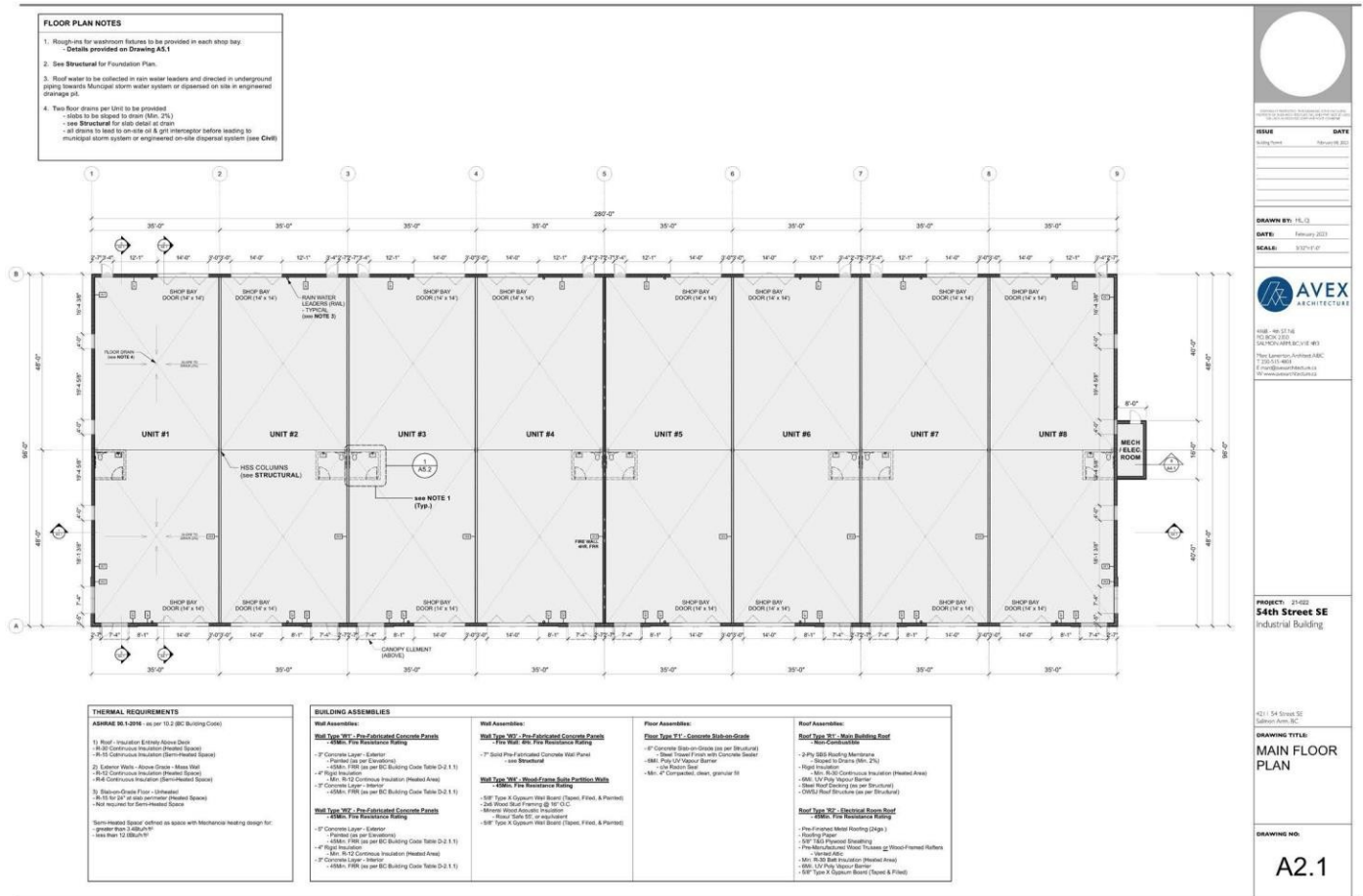


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MUNICIPAL ZONING

M1 General Industrial Zone

The M-1 Zone provides for the location of general industrial and manufacturing uses to be located in areas where conflict with other uses is unlikely to occur.

Permitted Uses:

- (01) Auction yards
- (02) Automotive and truck repair shop, including body repair and painting
- (03) Building supply establishment
- (04) Bulk petroleum products sales and limited retail fuel sales, maximum two [2] pumps
- (05) Cafe
- (06) Commercial daycare facility
- (07) Concrete products and readi-mix concrete
- (08) Distillery and brewery
- (09) Farm equipment sales and rentals
- (10) Greenhouses, nurseries, including retail sales
- (11) High technology research and development
- (12) Home occupation
- (13) Key lock fuel installation
- (14) Laboratory, scientific and research
- (15) Light industry
- (16) Machinery sales, rental
- (17) Mini warehouse to a maximum parcel area of 20%
- (18) Mobile food vending
- (19) Mobile home manufacturing and sales
- (20) Moving and storage establishment
- (21) Office, storage building, workshop and yard for

general contractor and trade contractor

- (22) Outside vending
- (23) Private utility
- (24) Radiator repair shop
- (25) Recreation facility - indoor
- (26) Recreation vehicle sales and rental lots, and showroom (new and used)
- (27) Recycling depot
- (28) Rental and repair of tools, small equipment
- (29) Sale and repair of machinery, farm implements, and heavy equipment
- (30) Storage building, warehousing and wholesale establishment, parking and crating, cold storage.
- (31) Storage yard
- (32) Transportation use
- (33) Truck and truck-tractor sale or rental lot
- (34) Veterinary hospital
- (35) Welding, machine or metal fabrication
- (36) Wood, machine or metal fabrication
- (37) Ancillary retail sales
- (38) Accessory use, including one dwelling unit, or one single family dwelling, or one upper floor dwelling unit.

ACCESSORY RETAIL USE

Showrooms & display areas, shall not exceed 25% of the maximum floor area of the principal building.

Contact Stewart Pearson for a detailed provision of the M1 Zoning

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