

\$399,900 - 1496 93/95 Highway Unit# 28, Windermere

MLS® #10333309

\$399,900

0 Bedroom, 0.00 Bathroom,
Other on 1.00 Acres

Windermere, Windermere, British Columbia

The Bays of Windermere are "Light Industrial Zoned | 5 km South of Invermere Turnoff This is your opportunity to purchase a 2 year old, heated warehouse bay in the growing industrial corridor of Windermere, BC.

Thoughtfully designed with trades, small businesses, and storage users in mind, this 1,200 sq ft (50' x 24') unit offers a clean, secure, and high-functioning space with easy drive-in access, 14' w x 16' h overhead door, and room for expansion with optional mezzanine space. Whether you're a local contractor looking for a reliable base of operations, a business in need of light manufacturing or warehousing space, or simply looking to store vehicles, boats, or equipment in a gated and professionally managed facility, this unit delivers excellent value and flexibility. Property Highlights:

- Ceiling Height: 18' front to 20' rear
- Zoning: Light Industrial
- Construction: Steel-frame bay
- Heating: High-efficiency propane gas-fired heater
- Insulation: R40 batt/roll ceiling + R20 batt in walls
- Lighting & Ventilation: LED fixtures + ceiling-mounted fan
- Electrical: 100 amp, 120/240V panel
- Mezzanine Potential: Add up to 480 sq ft (24' x 20') if desired
- Amenities & Access: Gated Property for added security
- 2 Assigned Parking Stalls per unit
- Strata-Managed Landscaping, Maintenance & Snow Removal
- On-Site Washrooms and RV/Boat/Car Wash Basin
- Excellent year-round access with proximity to Invermere



(id:36535)

Essential Information

Listing #	10333309
Price	\$399,900
Bathrooms	0.00
Acres	1.00
Type	Other

Community Information

Address	1496 93/95 Highway Unit# 28
Subdivision	Windermere
City	Windermere
State	British Columbia
Zip Code	V0B2L2

Interior

Heating	See remarks
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Courtesy Of Cris Leonard Of Royal LePage Rockies West
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