

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

MLS® #10354782

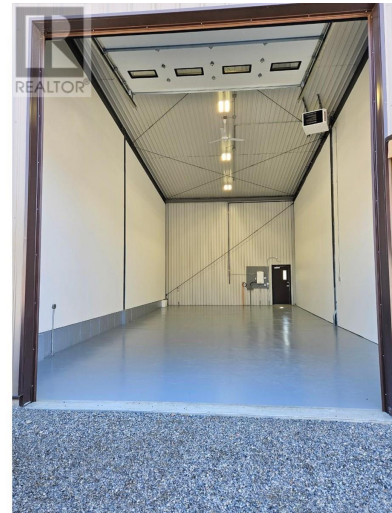
**\$399,900**

0 Bedroom, 0.00 Bathroom, 1,200 sqft

Other on 1.00 Acres

Bays of Windermere, Windermere, British Columbia

The Bays of Windermere is a "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 electrical operated 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)

Built in 2021

### Essential Information

Listing #	10354782
Price	\$399,900
Bathrooms	0.00
Square Footage	1,200
Acres	1.00
Year Built	2021
Type	Other
Sub-Type	Freehold

### Community Information

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

### Interior

Heating	No heat
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### Additional Information

Zoning	Light industrial
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### Listing Details

Listing Office	Courtesy Of Cris Leonard Of Royal LePage Rockies West
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