

**FOR SALE
FOR LEASE**

Industrial Strata

4211 54th Street SE , Salmon Arm, BC



OPPORTUNITY

Industrial Strata
3283 sq ft to 26533 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

101 to 108 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

3282 sq ft to 26533 sq ft

KEY FEATURES

- Ceiling Height - 28 feet 24 feet clear
- Loading - Grade level (2)14 x 14 ft Finn Doors per unit
- Power - 200 amp 208 Volt 3 Phase

LEASE & SALE DETAILS

Lease Rate

\$16 base/ sq'

Sale Price

strating at \$222/ sq ft



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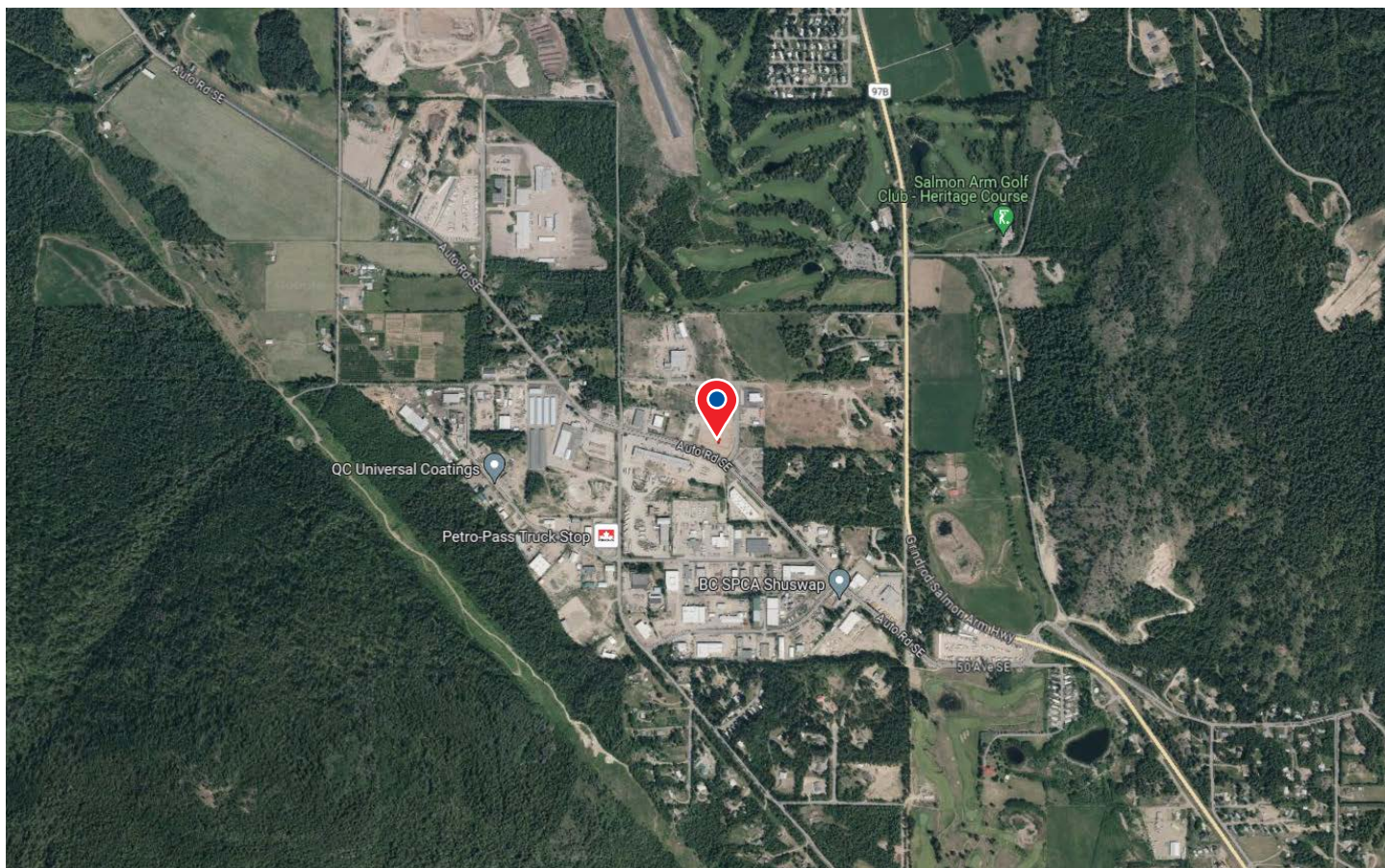
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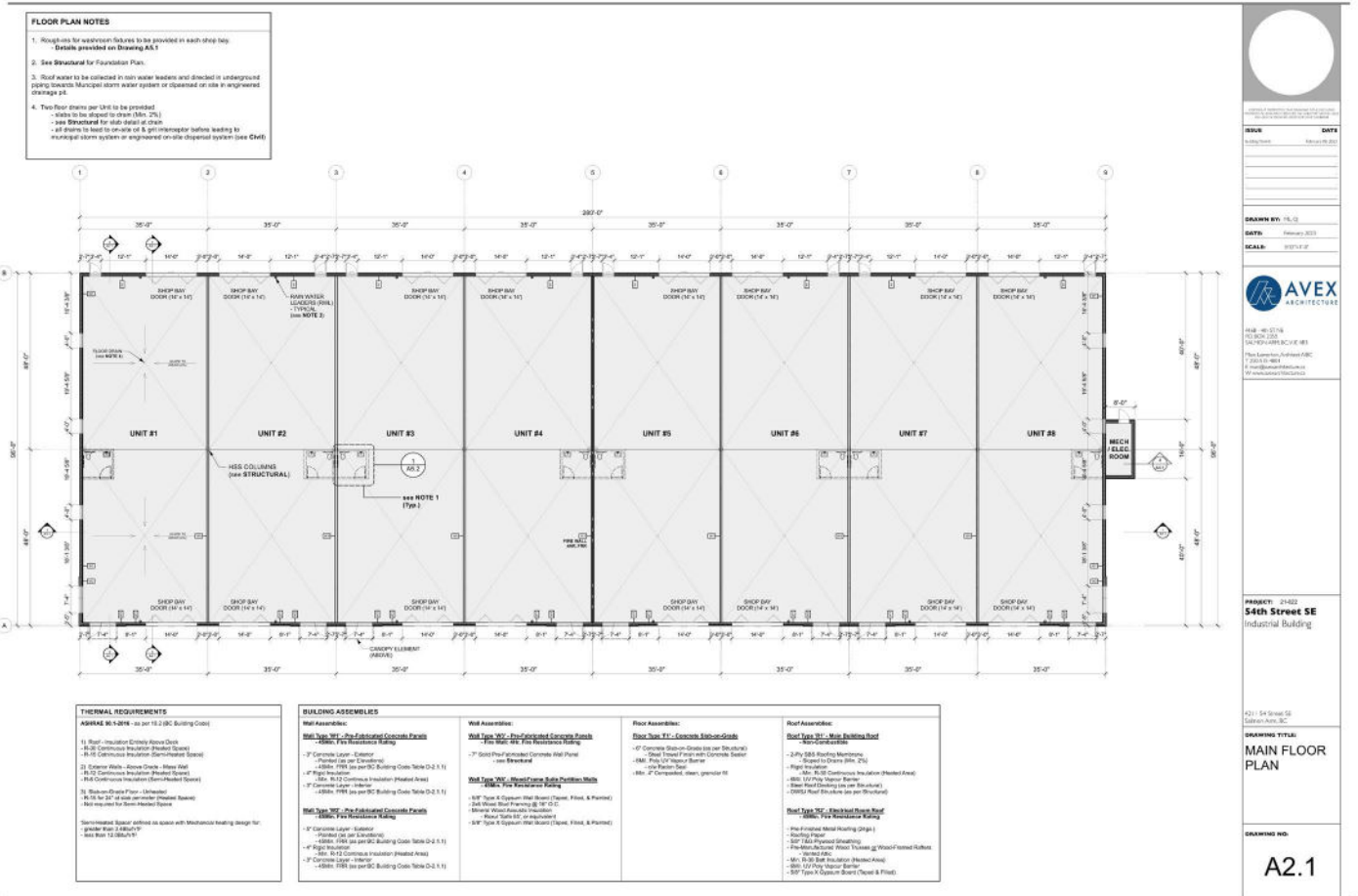
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AVEX ARCHITECTURE
4111 54th Street SE
Salmon Arm, BC
V2G 1A5
250.308.9760
www.stewartpearson.com

PROJECT: 25402
54th Street SE Industrial Building

DRAWING TITLE:
MAIN FLOOR PLAN

DRAWING NO.:
A2.1

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MUNICIPAL ZONING M1 General Industrial

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) Public use
- (25) Public utility
- (26) Radiator repair shop
- (27) Recreation facility - indoor
- (28) Recreation vehicle sales and rental lots, and showroom (new and used)
- (29) Recycling depot
- (30) Rental and repair of tools, small equipment
- (31) Sale and repair of machinery, farm implements, and heavy equipment
- (32) Storage building, warehousing

Regulations Table

SUBDIVISION REGULATIONS

(a) Minimum lot area	465m ² (5,005.4 ft ²)
(b) Minimum lot width	15.0 m (49.2 ft)

DEVELOPMENT REGULATIONS

(c) Maximum commercial floor space ratio	2.0
(d) Maximum site coverage	60%
(e) Maximum building height	15.0 m (49.2 ft)

Contact Stewart Pearson for a detailed provision of the M1 Zoning

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