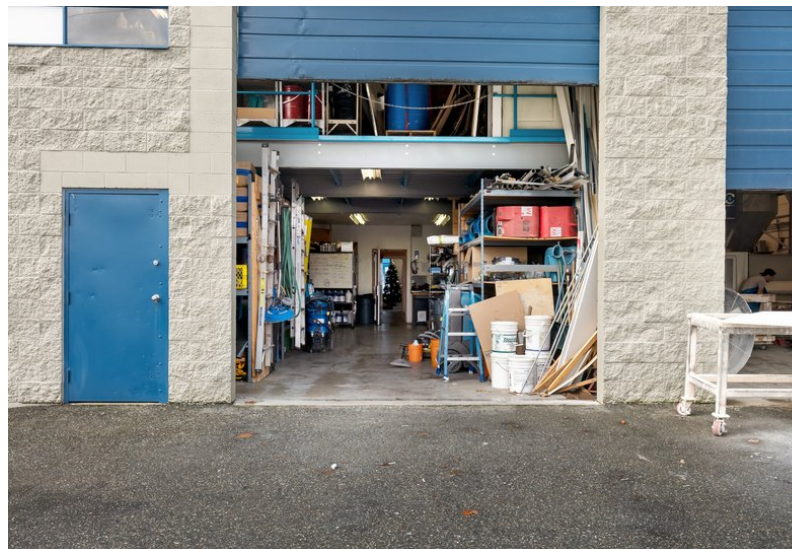


FOR LEASE

# 29-19257 ENTERPRISEWAY



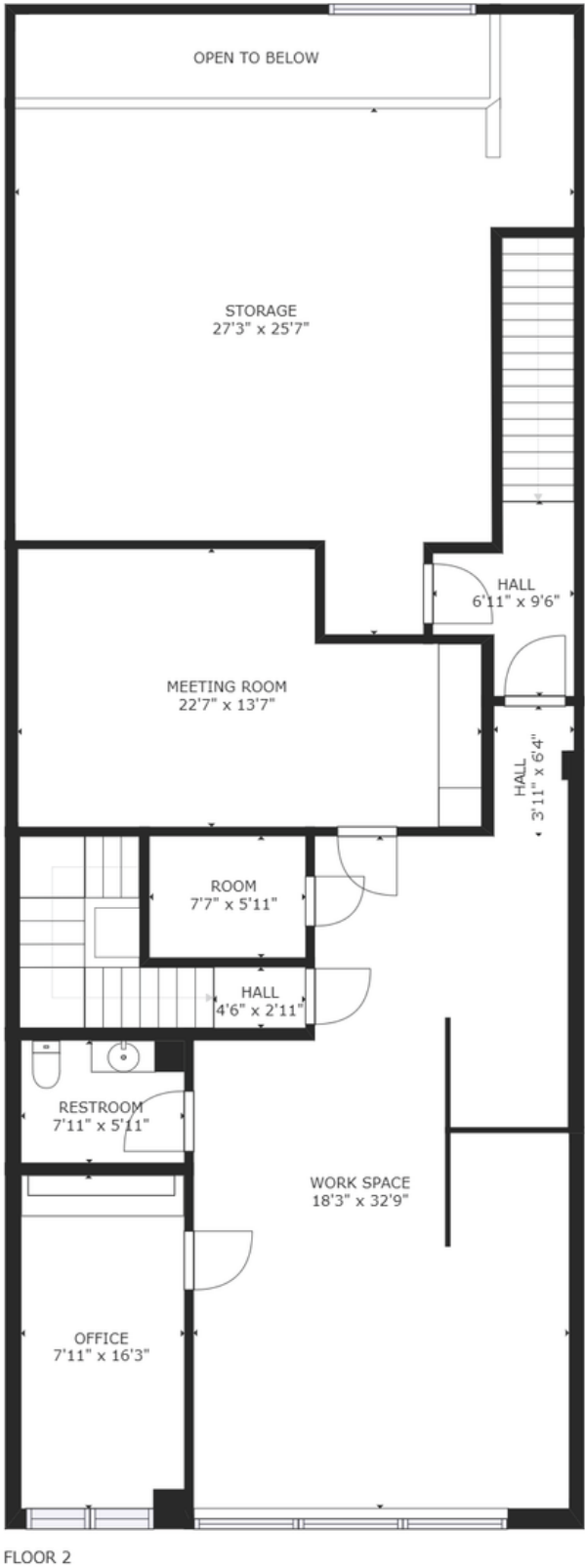
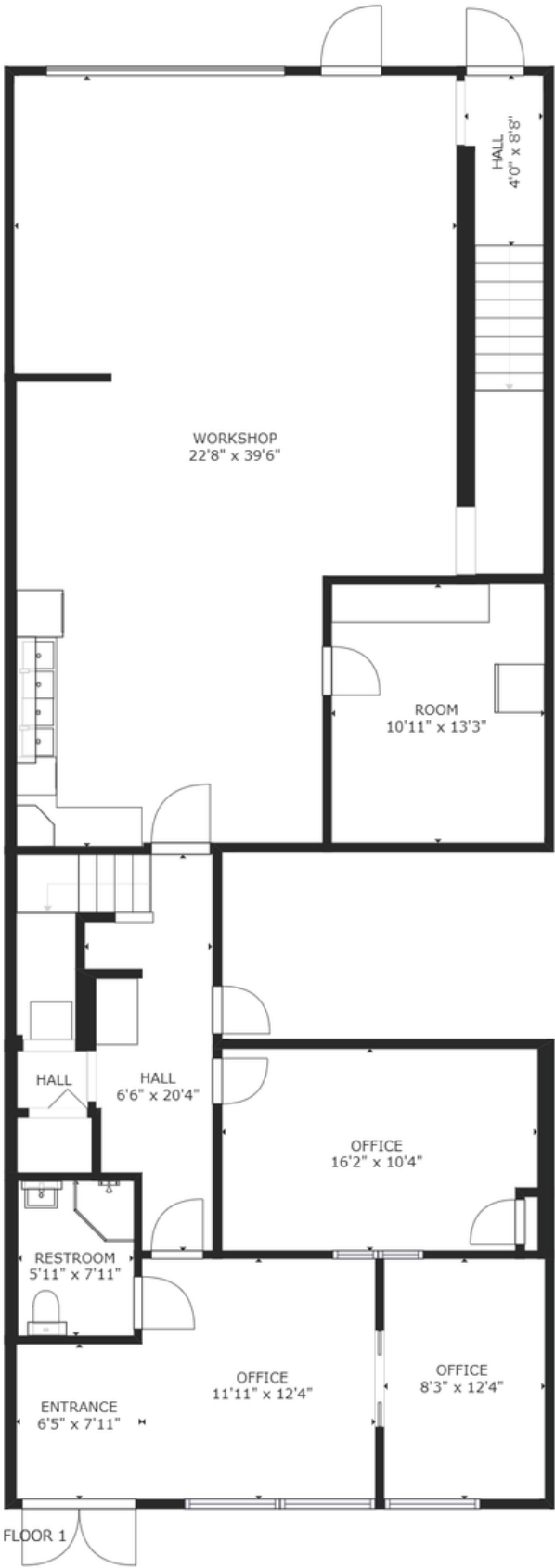












GROSS INTERNAL AREA  
FLOOR 1: 1793 sq. ft, FLOOR 2: 1870 sq. ft  
TOTAL: 3663 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**ACTIVE**  
**C8041703**

Additional Property Types:  
**Industrial, Office**

## 29 19257 ENTERPRISE WAY

Cloverdale BC  
Cloverdale  
V3S 8W1

Listing Map: 

**For Lease**  
**Industrial**



Zoning: **IL** Gross Prop Tax: **\$7,889.50** Tax Yr: **2021** Sale Type: **Lease**  
P.I.D.#: **905-015-627** Building/Complex Name: **Cambor Industrial Park**

**Prime well located industrial lease space available for possession starting February 2022. Main floor (footprint) 2034 square feet which is about 1/2 finished into offices. The 2nd floor is approximately 1,755 square feet with some nicely finished offices, an open finished bullpen area, board/meeting room and upper storage space. There is a grade level loading door at the rear as well and the area of full ceiling height is approx 18' high.**

### MEASUREMENTS:

Subj. Space Sq.Ft:	<b>3,789</b>	Space Avail for Lse:	<b>3,757</b>
Subj. Space Width	<b>27</b>	Whse/Indust.Sq.Ft:	<b>890</b>
Subj. Space Depth:	<b>73</b>	Office Area Sq. Ft:	
Main Resid. Sq.Ft:		Retail Area Sq. Ft:	
Land Size Acres:	<b>0.00</b>	Mezzanine Sq. Ft:	<b>675</b>
Acres Freehold:		Other Area Sq. Ft:	
Acres Leasehold:		Min. Divisible Space:	
Subj Prop Width ft.:		Max. Contig. Space:	
Subj Prop Depth ft.:			

### BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:		# of Docks	<b>0</b>
# of Storeys:	<b>2</b>	# of Grade Doors:	<b>1</b>
# of Elevators:	<b>0</b>	# of Loading Doors:	<b>1</b>
# Parking Spaces:	<b>2</b>	Clear Ceiling Ht (ft):	<b>2.00</b>
Year Built:	<b>1993</b>	Class of Space:	
Building Type:	<b>Office Building, Warehouse</b>		

Construction Type: **Concrete Block, Clear Span**

Potential to Redevelop? **No** Comments:

Environ. Assess.Done? **No** Comments:

### LEASE DETAILS:

Lease Type:  
Lease Expiry Date: **1/31/2027**  
Lse Term/Months: **60**  
Is a Sub-lease?: **No**  
Strata Fees/Month: **\$276.01**  
Seller's Int.: **Registered Owner**

Int. In Land: **Strata**  
Occupancy: **Owner**

### MULTI-FAMILY DETAILS:

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts:  
# of Other Units:  
Total # of Units:

APOD Cap Rate

### NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:	<b>\$15.50</b>
Est. Additional Rent / SF:	<b>\$4.00</b>
Basic Rent per Month:	<b>\$4,852.79</b>
Est. Add. Rent per Month:	<b>\$1,252.33</b>
Basic Rent per Annum:	<b>\$58,233.50</b>

Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

### BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):  
Confidentiality Req'd:

Major Use Description:

**elevation**  
**JOEL & TYLER SCHACTER**  
PERSONAL REAL ESTATE CORPORATION

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**tyler@elevationrealestate.ca**  
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**RE/MAX** Treeland Realty

