

\$339,000

AFFORDABLE INDUSTRIAL SPACE

Ladysmith, BC V9G 1S8



14 - 1156 ROCKY CREEK RD., LADYSMITH, BC V9G 1S8

John Morris
(250) 710-0765



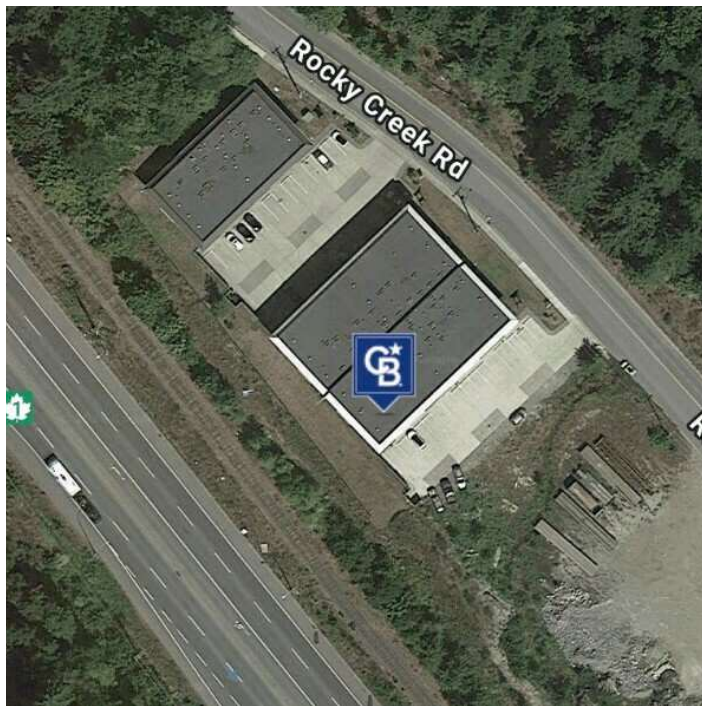
COLDWELL BANKER
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SALE

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PROPERTY DESCRIPTION

Welcome to Heritage Business Park, a prime location with flexible zoning and convenient access to the Trans-Canada HWY, ideally situated for businesses serving mid and southern Vancouver Island. This unit offers approximately 1,414 sq ft of versatile space, featuring 1,124 sq ft on the main floor and a 290 sq ft mezzanine. Key highlights include a 14' loading door, dedicated storage rooms, and an office area on the mezzanine level. Additional amenities include 125 amp 3-phase power, a convenient 2-piece bathroom, and full metal racking that can be included (addn'l cost) or removed to suit your needs. The I-1A zoning allows for a wide range of business and service uses, making this an attractive opportunity. Priced competitively, this unit provides a chance to own industrial space in a market characterized by high lease rates and low vacancy. Available for immediate possession, this is a great opportunity and a smart investment. All sizes and measurements should be verified by Buyer.

PROPERTY HIGHLIGHTS

- 1,414 SF building
- Ground Floor: 1,124 sqft
- Mezzanine: 290 sqft
- 14' loading door
- Zoned I-1A (Live/Work Industrial)
- Suitable for wide range of business and service uses
- 125 amp 3-phase power

OFFERING SUMMARY

Sale Price:	\$339,000
Number of Units:	1
Building Size:	1,414 SF
Zoning:	I-1A (Live/Work Industrial)

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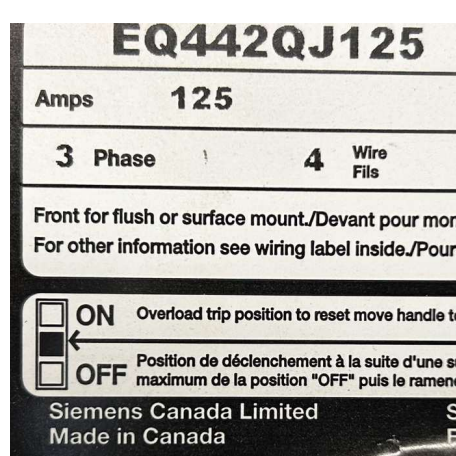
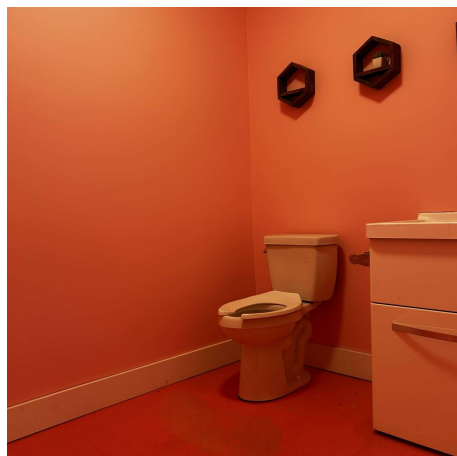
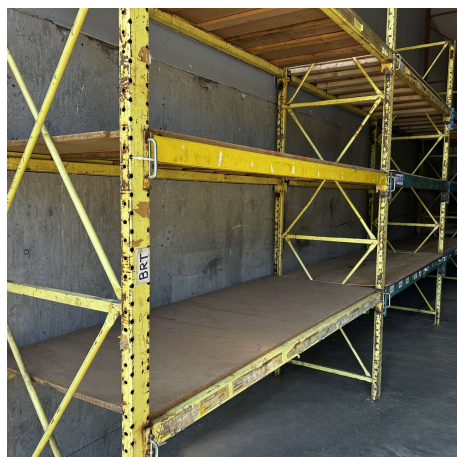
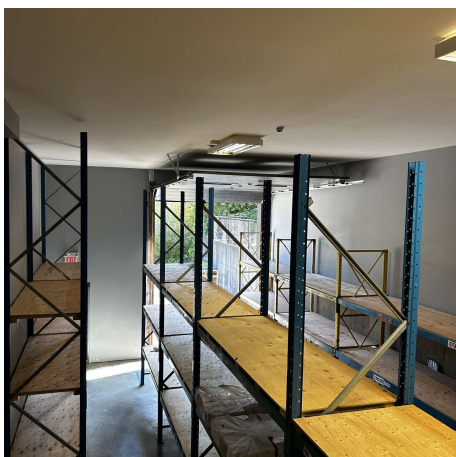
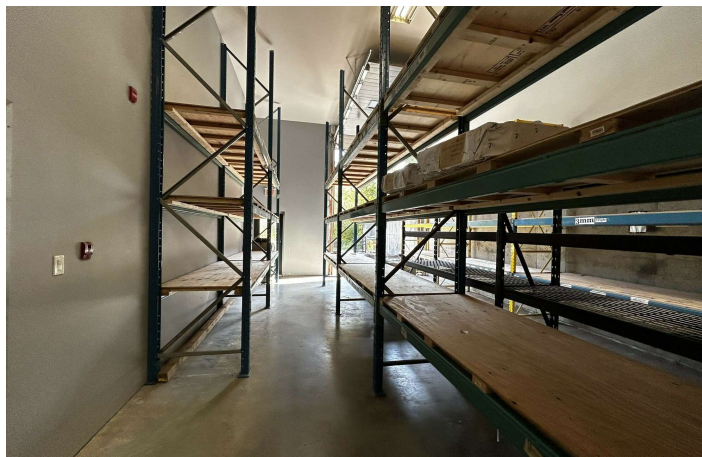
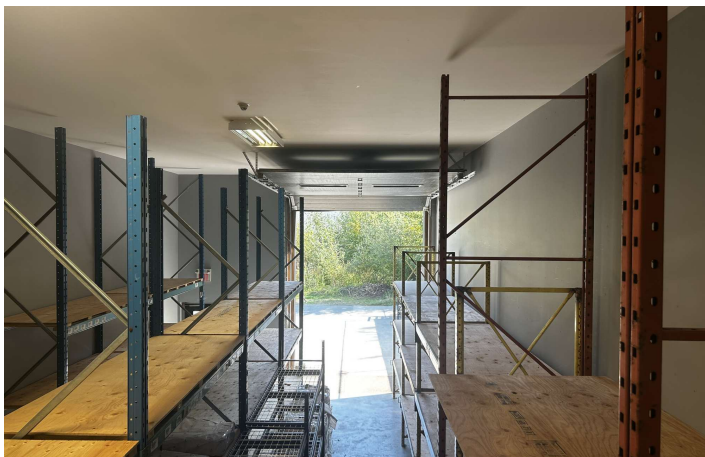


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PART 12: INDUSTRIAL ZONES

12.1. LIVE/WORK INDUSTRIAL (I-1A)

The purpose of the Live/Work Industrial Zone is to accommodate smaller scale business enterprises and low-impact light industrial uses with optional second storey residential use.

1. Principal Uses

- a) *Office.*
- b) *Personal Service Establishment.*
- c) *Personal Repair Service.*
- d) *Media Production Studio.*
- e) *Artist Studio.*
- f) *Commercial School.*
- g) *Print Shop.*
- h) *Research and Development Facility.*
- i) *Machinery and Equipment Rental.*
- j) *Boat Building and Repair.*
- k) *Manufacturing.*
- l) *Trade Contractors Facilities.*
- m) *Home Improvement Service Industry.*
- n) *Warehouse.*
- o) *Wholesale Sales.*

2. Accessory Uses

- a) *Retail Sales.*
- b) *Dwelling Unit*, subject to Section 12.1(8)(c).
- c) *Home Based Business*, subject to Part 6, Section 6.8.

3. Sizing and Dimension of Parcels

- a) No *Parcel* shall be created which has a *Parcel Area* less than 600 square metres.
- b) No *Parcel* shall be created with a *Parcel Frontage* that is less than 24.38 metres.

4. Size and Density of the Use of Land, Buildings and Structures

Bylaw 2099

- a) The maximum *Finished Floor Area* for a *Dwelling Unit* shall be 140.0 square metres.
- b) No *Buildings* or *Structures* shall exceed a *Parcel Coverage* of 75.0 percent.

5. Siting, Sizing and Dimension of Uses, Buildings and Structures

Bylaw 2186

- a) No *Principal Building* shall exceed a *Height* of 11.0 metres, measured to the highest point of the roof.
- b) No *Accessory Building* or *Structure* shall exceed a *Height* of 7.5 metres, measured to the highest point of the roof.
- c) No *Building* or *Structure* shall be closer to the *Parcel Line* than the minimum *Setback* shown in the Table below:

PARCEL LINE	MINIMUM SETBACK
<i>Front Parcel Line</i>	4.5 metres
<i>Interior or Exterior Side Parcel Line</i>	3.0 metres
<i>Rear Parcel Line</i>	3.0 metres

6. Landscaping and Screening

- a) *Landscaping* and *screening* shall be provided in accordance with Part 7: Landscaping and Screening Regulations.

7. Parking and Loading

- a) Despite Part 8: Parking and Loading Regulations, the following provisions shall apply:
 - i) A minimum of one parking space per *Dwelling Unit* is required.
 - ii) A minimum of one parking space per 100 square metres of business and *Industrial Gross Floor Area* is required.
 - iii) Every *Parcel* shall have a minimum of one shared parking and loading space.

8. Other Regulations

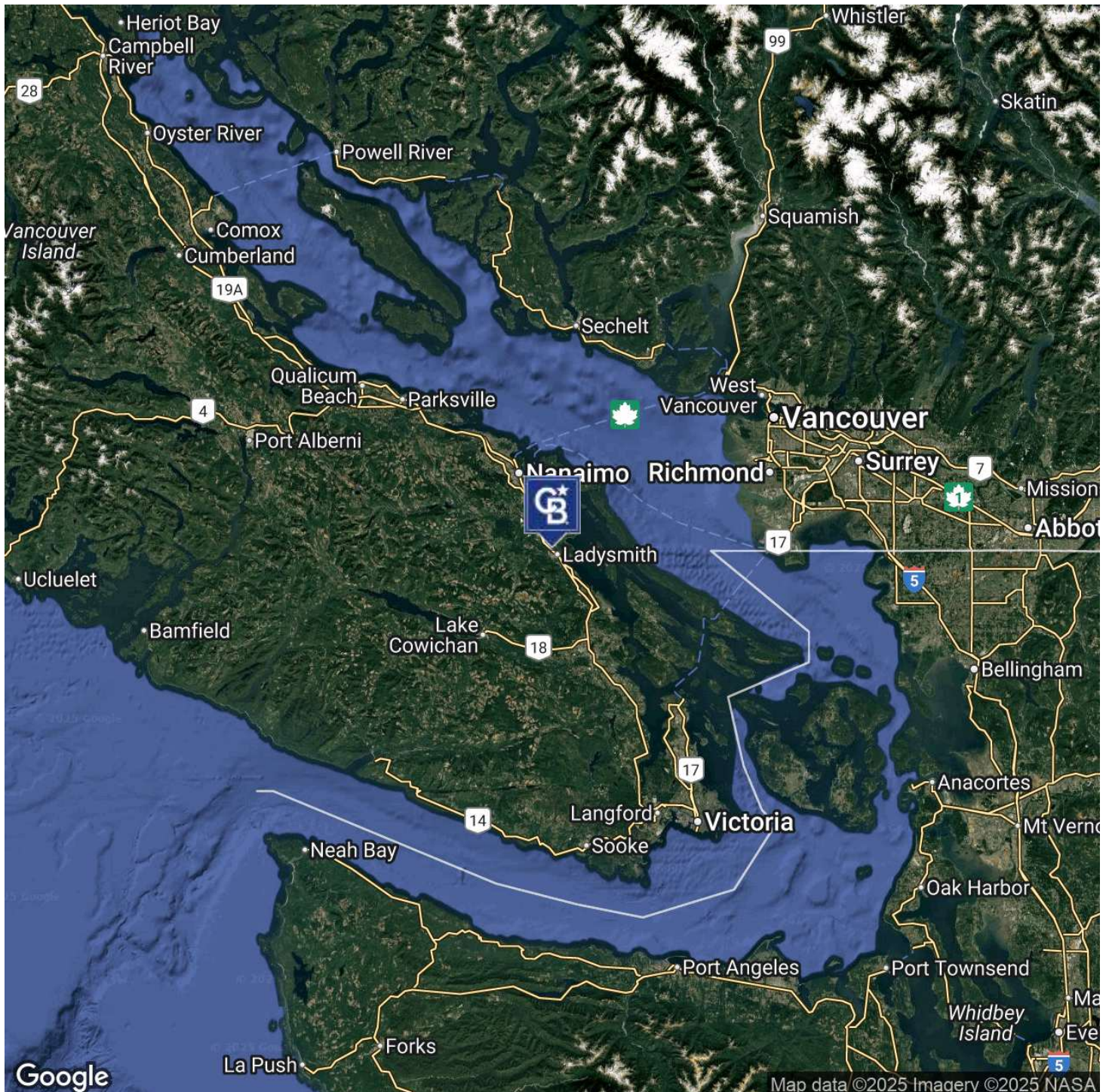
- a) All permitted *Uses* must be conducted entirely within a *Building*.
- b) No *Uses* which create external odours, fumes, dust heat, glare or electrical interference are permitted.
- c) A *Dwelling Unit Use* shall only be located on the second *Storey*.
- d) The following *Uses* are only to be located within the *First Storey*:
 - i) *Trade Contractors Facilities*.

- ii) *Manufacturing.*
- iii) *Warehouse.*
- iv) *Boat Building and Repair.*
- v) *Wholesale Sales.*
- vi) *Machinery and Equipment Sales or Rental.*
- vii) *Personal Repair Service.*

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