

\$6,398,000 - 1837 Shuswap Avenue, Lumby

MLS® #10325344

\$6,398,000

0 Bedroom, 0.00 Bathroom, 19,500 sqft
Industrial on 32.90 Acres

Lumby Valley, Lumby, British Columbia

This 32.91-acre industrial property in Lumby features a state-of-the-art 19,500 sq. ft. facility, zoned I2 Light Industrial. Equipped with municipal water, sewer, and 3-phase 600v power, the main floor is fully finished, while the second floor has internal steel framing. Constructed to food and pharmaceutical-grade specs, the building adheres to GMP standards for European export. The property is part of the upcoming Monashee Light Industrial Park. A subdivision application has been approved by the Village of Lumby, with full underground services to be installed and road construction commencing in October. Six lots are proposed: • Lot 1: 3.90 acres (1.58 ha), net usable 2.72 acres (1.12 ha) • Lot 2: 2.88 acres (1.17 ha), net usable 2.51 acres (1.01 ha) • Lot 3: 1.42 acres (0.58 ha), net usable 1.21 acres (0.49 ha) • Lot 4: 1.19 acres (0.48 ha), net usable 0.99 acres (0.40 ha) • Lot 5: 1.84 acres (0.74 ha), net usable 1.34 acres (0.54 ha) • Lot 6: 2.77 acres (1.12 ha), net usable 2.72 acres (1.12 ha) These lots will soon have completed legal descriptions and, once PIDs are assigned, will be listed separately. See supplements for the full subdivision concept plan. (id:6289)

Built in 2019

Essential Information

Listing #	10325344
Price	\$6,398,000



Bathrooms	0.00
Square Footage	19,500
Acres	32.90
Year Built	2019
Type	Industrial
Sub-Type	Freehold

Community Information

Address	1837 Shuswap Avenue
Subdivision	Lumby Valley
City	Lumby
Province	British Columbia
Postal Code	V0E2G0

Amenities

Amenities	Recreation, Schools, Shopping
Features	Level lot, Irregular lot size

Interior

Heating	Forced air, See remarks
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Exterior

Exterior	Metal
Exterior Features	Level
Roof	Other

Additional Information

Zoning	Light industrial
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Listing Details

Listing Office	RE/MAX Vernon
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