

\$990,000 - 920 Nelson Avenue, Nelson

MLS® #10348063

\$990,000

0 Bedroom, 0.00 Bathroom, 3,627 sqft

Other on 0.16 Acres

Nelson, Nelson, British Columbia

Available for sale is 920 Nelson Avenue, located in Nelson, BC, a 100% leased +3,627 SF mixed-use building with three industrial units on the ground floor comprising ~3,088 SF, and a second-floor ~539 SF 1-BR residential suite, offering an exceptional opportunity for investors or businesses purchasing for their own use. Centrally located with prominent exposure to vehicle traffic along Nelson's "Orange Bridge" (Highway 3A), the property offers exceptional brand profile and signage opportunities along Nelson's busiest commercial corridor, with exposure to +10,000 vehicles per day. Key building features include ceiling heights up to 15.5 foot, front and rear site access, 200 amp three phase power, 3 x overhead loading doors, +/-13 on-site parking stalls, and fenced outside yard storage - collectively creating a highly flexible building suitable for a wide variety of potential industrial or commercial uses. Recent discussions with the City indicate strong potential for the addition of a second-storey with two additional 2-bedroom units and a strata conversion, offering multiple exciting value enhancement opportunities and redevelopment upside. All leases are on a month-to-month basis, maximizing the flexibility for a buyer to increase rents, occupy the space for themselves, or execute a redevelopment strategy. Download the brochure at the link below for more info. (id:6289)



Built in 1999

Essential Information

Listing #	10348063
Price	\$990,000
Bathrooms	0.00
Square Footage	3,627
Acres	0.16
Year Built	1999
Type	Other
Sub-Type	Freehold

Community Information

Address	920 Nelson Avenue
Subdivision	Nelson
City	Nelson
Province	British Columbia
Postal Code	V1L2N9

Amenities

Amenities	Park, Recreation, Shopping
Parking Spaces	13

Interior

Heating	Electric Baseboard heaters, Forced air, See remarks
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Exterior

Exterior	Concrete Block, Stucco
Roof	Tar & gravel

Additional Information

Zoning	Mixed
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Listing Details

Listing Office	Royal LePage Kelowna
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