

\$1,452,000 - 1155 Insight Drive Unit# 10, 11, Nelson

MLS® #2477674

\$1,452,000

0 Bedroom, 0.00 Bathroom, 7,031 sqft

Other on 5.79 Acres

Nelson West/South Slocan, Nelson, British Columbia

Offered for sale is Units 10 & 11 (7,031 SF) at Purcell Business Centre - the commercial business park you have been waiting for! Representing the Kootenays' first-ever institutional-grade industrial strata, the building is now ready for occupancy, and comprises 16 highly functional units ranging in size from 3,341 SF to 12,489 SF, or larger (inquire about custom unit sizes). Units come equipped with 22 ft. warehouse clear heights, 12'x11' overhead loading doors, 200 amps power, gas-fired radiant heating, separate utility metering, structural steel mezzanine, finished washrooms, exterior signage, fibre optic availability, 6-inch concrete slab, fire sprinkler system, highway-facing unit entrances, potential office or retail showroom, and access to +120 reserved and visitor parking stalls. Access to downtown Nelson provided within minutes or the Crowsnest Highway (Hwy 22) within 25 mins. The property's unzoned status further provides occupants with unmatched business flexibility and opportunities for potential use. Design-built in 2000 as a state-of-the-art manufacturing facility, the building has been fully retrofitted using local builders, tradespeople and design consultants. Each of the building's operational systems have been either fully replaced or upgraded, and with the seller offering flexible seller financing options, offers purchasers an exciting opportunity to purchase effectively brand-new real estate at pricing substantially



below the cost of new construction. (id:6289)

Essential Information

Listing #	2477674
Price	\$1,452,000
Bathrooms	0.00
Square Footage	7,031
Acres	5.79
Type	Other
Sub-Type	Freehold

Community Information

Address	1155 Insight Drive Unit# 10, 11
Subdivision	Nelson West/South Slocan
City	Nelson
Province	British Columbia
Postal Code	V1L5P5

Amenities

Features	Level lot
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Interior

Heating	Radiant heat
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Exterior

Exterior Features	Level
Roof	Metal

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Kelowna
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Listing information last updated on October 24th, 2025 at 11:16am PDT