

TANYA RANKIN

buying and selling homes made easy

MLS® N4503761

1115 Boundary Street

Williams Lake BC

V2G 4K3



\$495,000

- ❖ Located on the south side of Boundary Street just west of its intersection with Mackenzie Avenue.
- ❖ Access directly off Boundary Street.
- ❖ Irregular shaped 1.09 acre lot.
- ❖ Concrete block, brick and wood frame structure.
- ❖ Three service/shop bays
- ❖ Wash pad
- ❖ Office space
- ❖ Parts warehouse
- ❖ Fenced compound
- ❖ 1935 sq ft mezzanine provides for a one bedroom suite, office, shower, and storage room.
- ❖ Two-piece washroom located off reception area as well as one off the shop space. Suite has full bath.
- ❖ Shop is accessible by three 12'x16' overhead doors; with three person doors to outside.
- ❖ Shop heated by two suspended gas fired unit heaters.
- ❖ Zoning: M1 – Light Industrial
- ❖ Taxes: \$10,886 (2009)
- ❖ Hydro: \$605.49/month (based on a 12 month average not equal payment)
- ❖ Natural Gas: \$360.94 (based on a 12 month average not equal payment)



250.392.0371
tanya@tanyarankin.com
www.tanyarankin.com

