



2787 BECK AVENUE
Cumberland, BC

FOR SALE

**OPPORTUNITY TO PURCHASE
3.12 ACRES OF INDUSTRIAL LAND**



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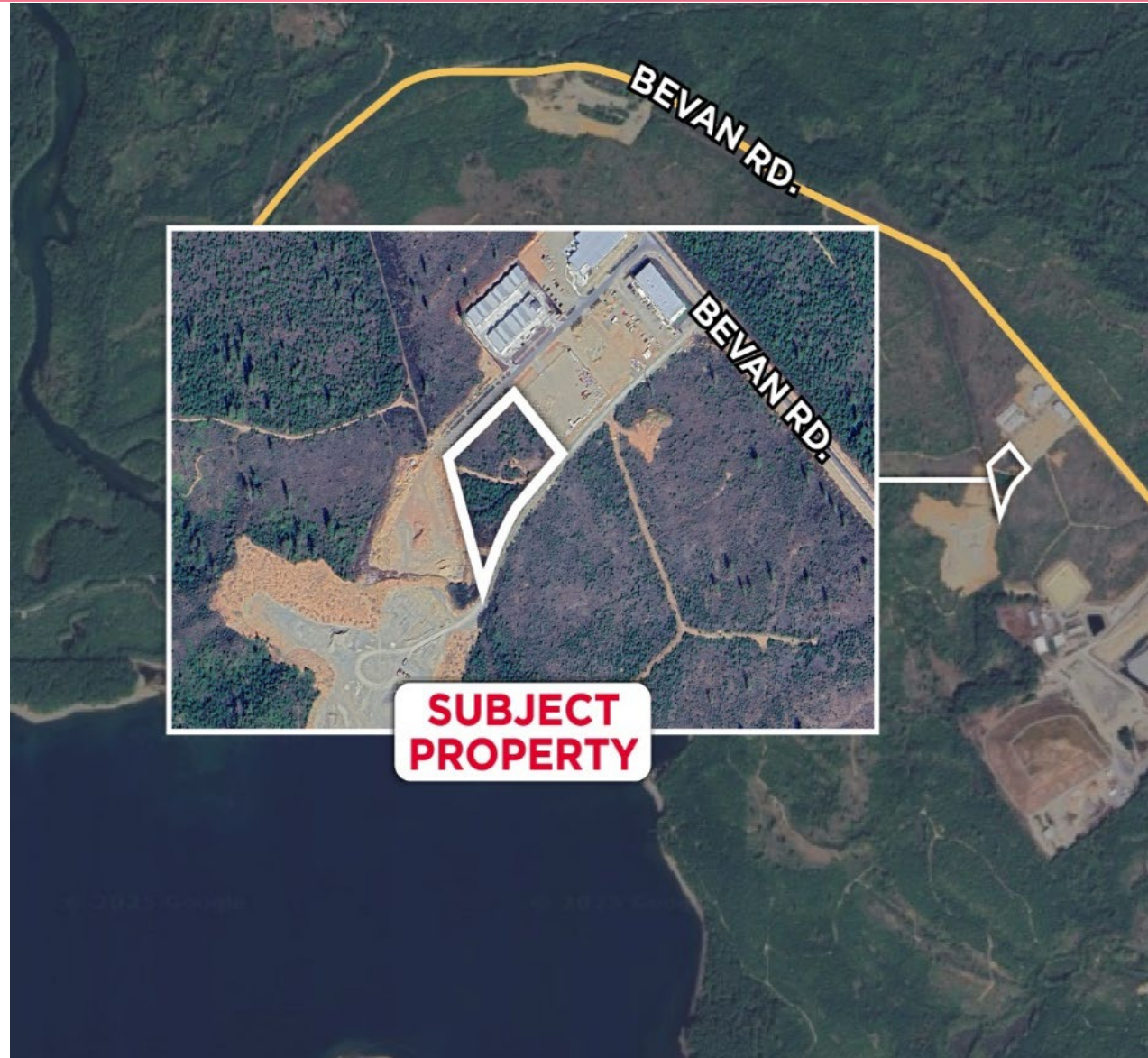


OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to purchase I-2 zoned industrial lands in Cumberland BC. The Subject site provides a rare opportunity to purchase freehold land in the Cumberland market.

PERMITTED USES:

- Aggregate processing
- Heavy industrial operations
- Light industrial operations
- Renewable resource processing
- Sawmill operations
- Warehouse and distribution facilities
- Outdoor storage
- Recycling facilities
- Automobile body shops
- Automobile service facilities
- Automobile salvage and wrecking yards
- Fleet service operations
- Retail automotive uses
- Medical & recreational cannabis operations



Asking Price:
\$2,300,000.00



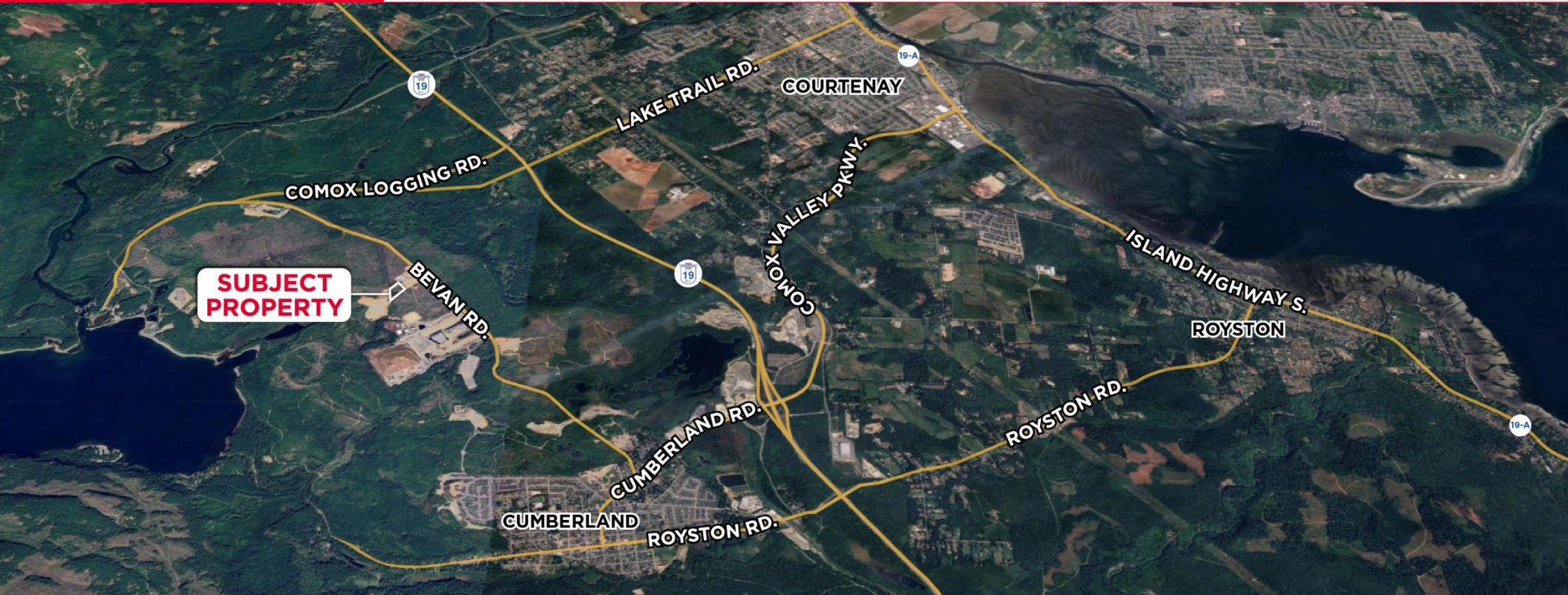
Building permits in hand for new
purchasers to assume at their discretion



I-2 Zoning:
Heavy Industrial Zone

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DEVELOPMENT POTENTIAL:

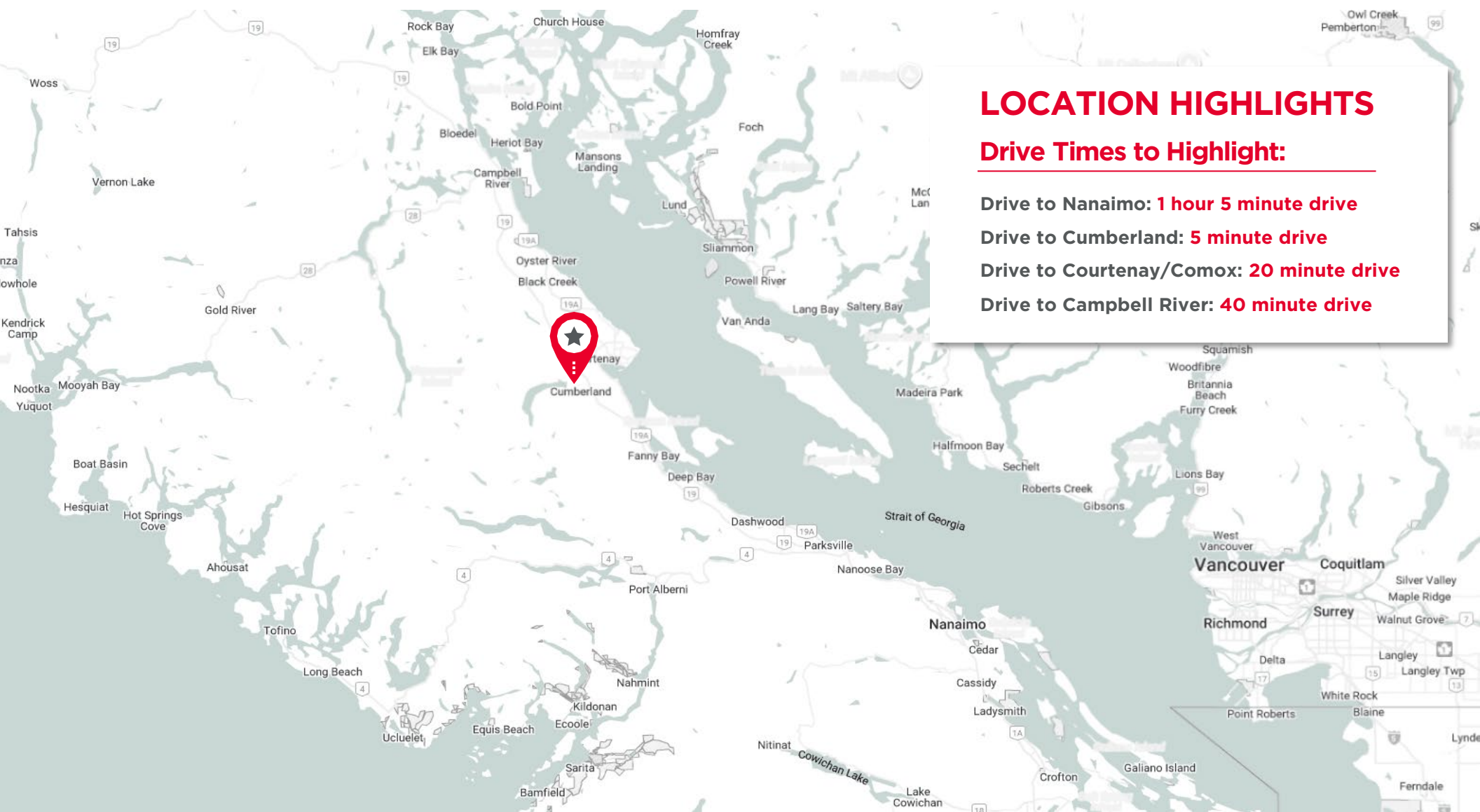
- Approximately 3.12 acres of industrial land
- I-2 Heavy Industrial zoning designation
- Potential to support up to approximately 68,000 square feet of buildable area, subject to site design and servicing
- Functional site layout suitable for truck oriented and heavy industrial operations

Building Permits in Place

- Building permits currently in place, allowing flexibility for a purchaser to proceed
- Availability of existing building plans to assist in evaluating development potential

Build to Suit Opportunity

- Potential for build to suit opportunities from the vendor for qualified users



LOCATION HIGHLIGHTS

Drive Times to Highlight:

Drive to Nanaimo: **1 hour 5 minute drive**

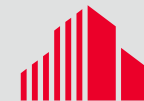
Drive to Cumberland: **5 minute drive**

Drive to Courtenay/Comox: **20 minute drive**

Drive to Campbell River: **40 minute drive**

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