



INDUSTRIAL PROPERTY

17601 BENTLEY ROAD
SUMMERLAND, BRITISH COLUMBIA

FOR SALE



PROPERTY FEATURES



BUILDINGS

8,159 SF Warehouse and Office, 2,991 SF Shop



HIGHWAY

Close proximity to Highway 97



OVERHEAD DOORS

7 total
4 x 10ft and 3 x 12ft



ZONING

M1 Light Industrial

THE NUMBERS



LAND SIZE

1.01 acres, Approx.
15,000 SF of yard area



PRICE

\$2,499,999

17601 Bentley Rd presents a unique opportunity to acquire a 1.01-acre, serviceable, light industrial property in Summerland. The property has two buildings on site; a 2,991 square foot shop and a larger 8,159 square foot warehouse that includes office and reception. The property also includes approximately 15,000 square feet of secured, fenced, paved yard area. With quick access to Highway 97 via Bentley Rd or Jones Flat Rd, this property is appealing for businesses looking to add equity and investors looking for a solid return in the Okanagan industrial market.





Let's chat.

SOL BENSON

sol.benson@venturecommercial.ca
250.317-1077

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

This document/email has been prepared by Venture Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Commercial and /or its licensor(s).