

FOR SALE

1117

# Enterprise Way

SQUAMISH , British Columbia

6,590 SF Standalone Industrial Building

Proudly Owned and Managed by

**NONNI**  
PROPERTY GROUP



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OPPORTUNITY

Introducing an opportunity to purchase a rarely available stand-alone building with low site coverage and excess land. The building features dock and grade loading, as well as ample paved, fenced, and lit parking/yard area. Notably, this building is extremely well-maintained and clean.

LOCATION

Situated at 1117 Enterprise Way, Squamish, a vibrant and rapidly growing community, this property offers excellent access to major transportation routes and amenities as well as quick access to highway 99. Whether you’re looking to expand your existing business or establish a new venture, this exceptional opportunity provides the perfect foundation for success.



**LAND SIZE**  
0.597 acres



**YEAR BUILT**  
2005



**PID**  
007-004-338



**ZONING**  
I-1 light industrial

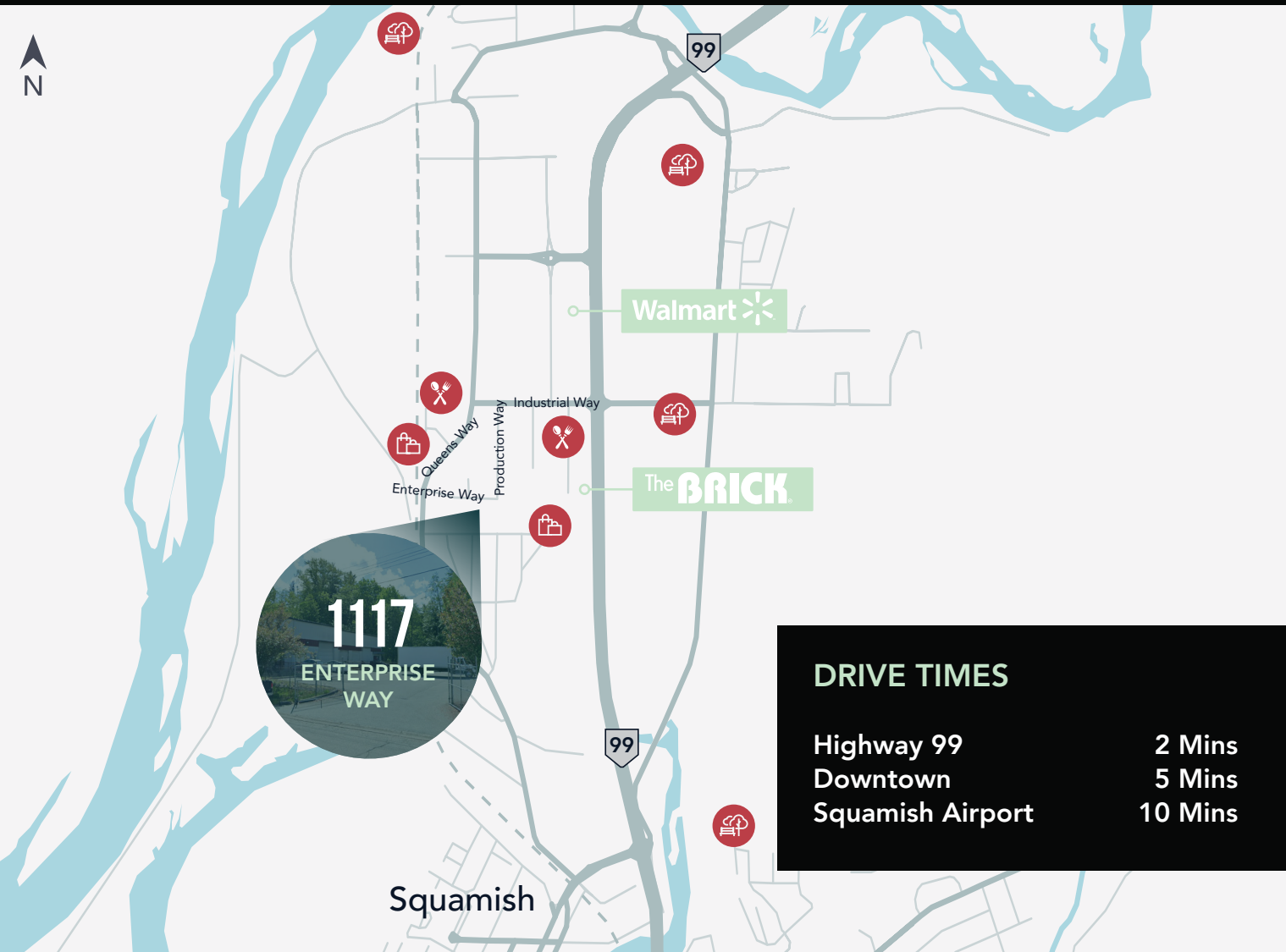


**ASSESSED VALUE**  
Contact listing agents

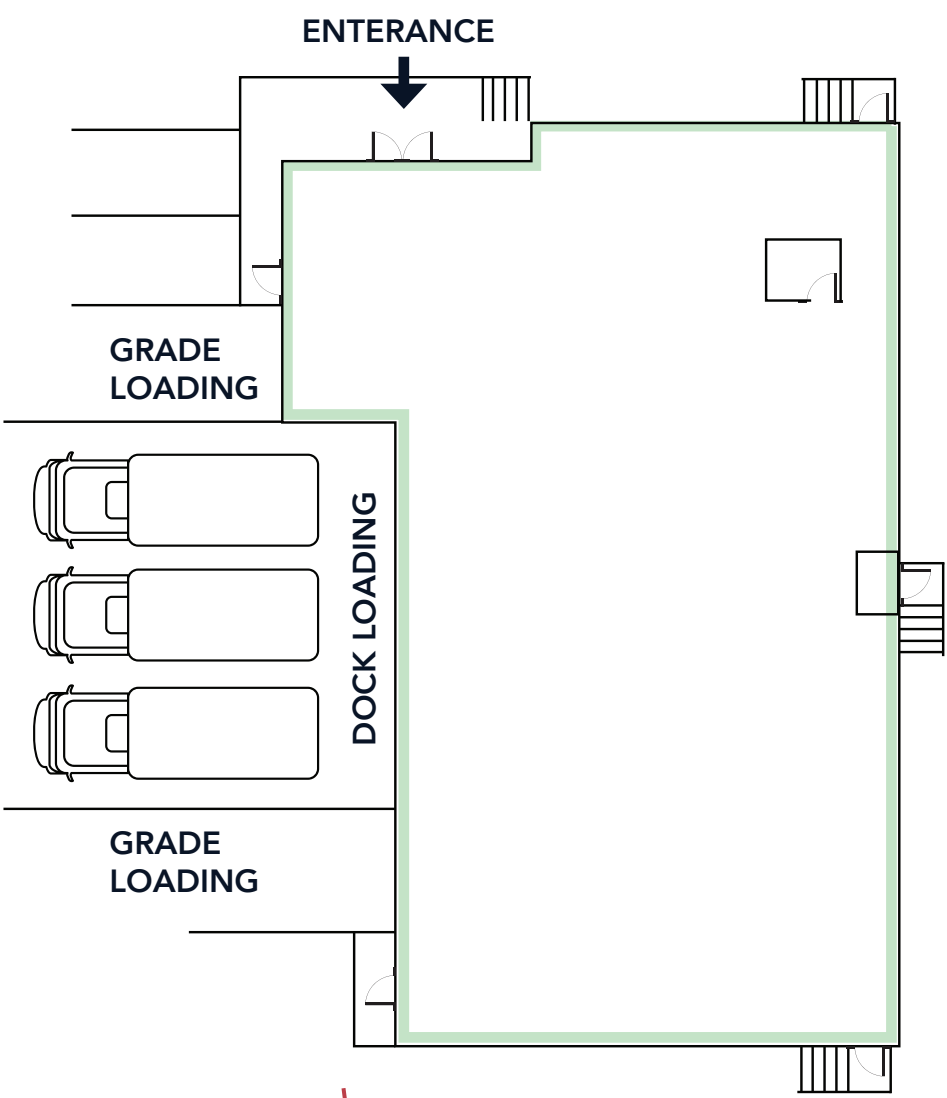


**TENANT\***  
Currently leased to  
Comox Pacific Express Ltd

\* Please contact listing agent to discuss tenancy details.



SITE PLAN



**ENTERPRISE WAY**

**ENTERANCE**

**GRADE LOADING**


**DOCK LOADING**

**GRADE LOADING**

**Building Size**  
6,590 SF net  
6,727 SF gross

**FEATURES**

- ▶ 3 dock loading doors
- ▶ 2 grade loading doors
- ▶ Small office area
- ▶ Low site coverage of 26%
- ▶ Fenced, paved, and lit yard/parking area







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