



5528 Sechelt Inlet Crescent, Sechelt

Freestanding Industrial Building on 1/2 Acre of Land **For Sale**

Brand new purpose-built industrial building for Cannabis Cultivation

Situated in the East Porpoise Bay area, this newly constructed industrial building was purposely built for Cannabis cultivation. Providing approximately 5,000 square feet, the building utilizes 18 shipping containers to create 9 stacked grow rooms within the building. Currently unlicensed, the building is very close to achieving a Health Canada license. This is an ideal facility with an estimated 5,760 square feet of canopy area. An extensive equipment list is available as are historic construction costs and details. Alternate uses for this building are possible.

Accelerating success.

List Price:

\$2,200,000

Building Features:



9 separate cultivation rooms



I-6 Zoning



High quality purpose built-to-suit



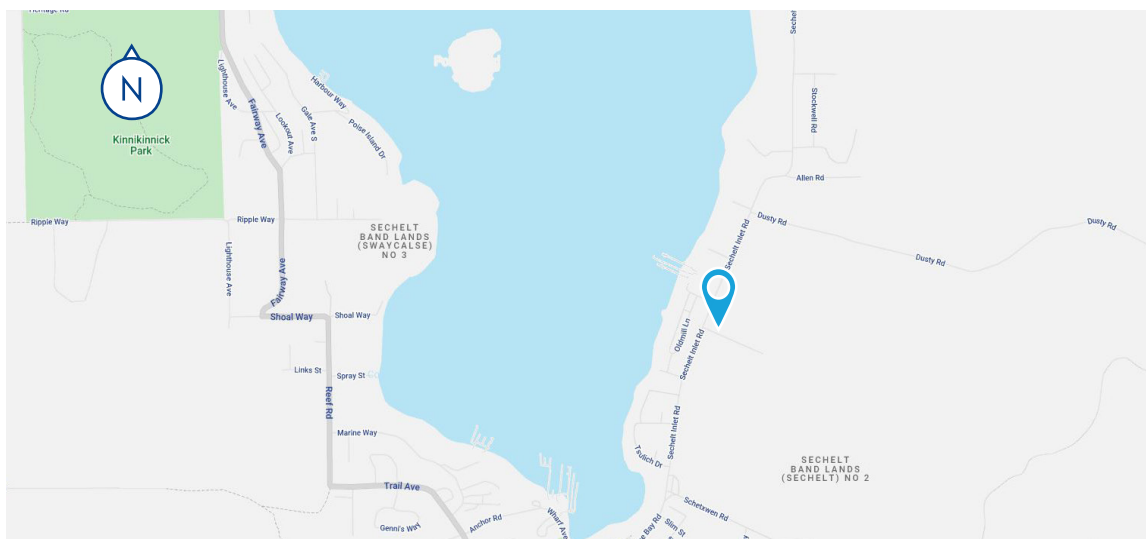
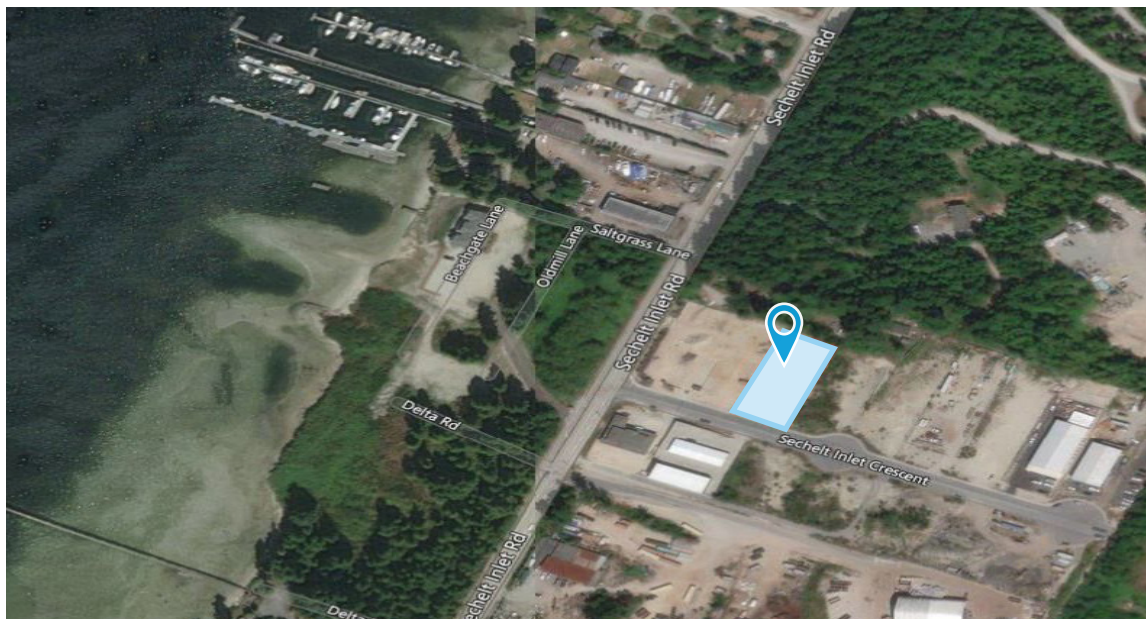
Opportunity to repurpose for other uses



600 amps, 347/600v of Power



Map & Property Outline



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Salient Facts

PID	027-719-332
Legal Description	LOT 14 DISTRICT LOT 1438 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP38917
Year Built	2015
Lot Size	21,544.59 SF
Building Size	5,083 SF
Building Highlights	<ul style="list-style-type: none"> • Brand new purpose-built industrial building for Cannabis Cultivation • High quality build, opportunity to repurpose for other uses • Approximately 6,000 square feet of area dedicated to cultivation in 9 separate rooms • I-6 Zoned • Health Canada license possible with limited investment
Zoning	I-6
Property Taxes (2021)	\$18,086.91
List Price	\$2,200,000

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