



A remarkable property! Former community care & training facility with P-2E zoning in ALR. On picturesque 5 acres in a serene setting with mountain views! Near the Fernridge walking trail in prime Brookwood equestrian neighbourhood. 15,565 sq ft main building, 1,846 sq ft 3-bedrm + den + rec rm 2 bath second home completed in 2004, 50'x36' shop w/336 sq ft mezzanine, 40'x28' multi-purpose barn w/1100 sq ft second floor & chicken coop. Main building features huge view decks, 30'x40' main lounge/dining areas, 36'x29' rec room, commercial kitchen, 5 offices, six 1-3 bedrm self-contained suites, 12 double dorm rooms, 8 kitchens & 17 washrooms. 2 RV spaces with septic & electrical hookups! 14-tree fruit orchard. Furnishings negotiable. Great for extended family! A rare opportunity!

P.I.D.: 008-677-620	Prop. Tax/Year: \$1,589.91 / 2019
Property Type: Multi-Family Commercial,	Width / Depth: 396.00 / 550.00
Zoning/Land Use: LA	Transaction Type: For Sale
Land Sz SF/Acres: 217,800 / 5.00	Sale Type: Asset

Virtual Tour:

Brochure:

Property Details

Interest In Land: Freehold
Environmental Assessment Phase: None
Occupancy: Vacant
Seller's Rights Reserved: No
Amenities: Handicap Access/Facil, Storage, Visitor Parking, Washrooms Female/Male
Site Services: Electricity, Natural Gas, Paved Streets, Telephone, Septic System, Well

General Building Details

Subj. Space SqFt: 17,411	Width / Depth: /
Year Built: 1971	
Complex Name: Gateway Training Centre	
# of Buildings:	# of Storeys: 2
# of Loading Doors:	# of Grade Doors:
Parking Spaces: 20	# of Elevators: 0
Roof: Concrete Tiles	
HVAC: None	
Building Type: Institutional, Low Rise (2-4 storeys), Residential Mix	
Construction Type: Wood Frame	

Restrictions: Within ALR

Office Area Sq Ft:	Mezzanine Area Sq Ft:
Retail Area Sq Ft:	Other Area Sq Ft:
Warehouse Area Sq Ft:	

Lease Details

Leased Rate Sq. Foot:	Lease Op Cost SqFt:	Lease SubLease:
Leased Size Sq. Foot:	Additional Rent/SF:	Tot. Spce Avail for Lse:
Lease Type:	Lease Term (Months):	Subj. Unit Cont. Spce:
	Lease Expiry Date:	

Firm: Royal LePage Ben Gauer & Assoc

