

460**COMMERCIAL****FOR SALE**
\$399,000**# 15**
1156 Rocky Creek Road
Ladysmith
BC

OPPORTUNITY

Prime Industrial Strata Unit – Excellent Exposure & Access

Strategically located just off Highway 1 at the north end of Ladysmith, this **versatile industrial-zoned strata unit** presents an ideal opportunity for businesses in need of functional space with outstanding accessibility.

Whether for light manufacturing, warehousing, or office operations, this property offers the **perfect balance of convenience, flexibility, and visibility**. With direct access to major transportation routes, your business will benefit from seamless logistics and connectivity throughout Vancouver Island and beyond.

John Hankins

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RE/MAX Select Properties

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Personal Real Estate Corporation

460 Commercial Inc.

2-1551 Estevan Road

Nanaimo, BC

460**COMMERCIAL**

15 – 1156 Rocky Creek Rd Ladysmith, BC

DETAILS

- **Prime Location:** Situated just off Highway 1, this unit provides excellent accessibility to key transportation routes, making it ideal for businesses serving the growing Ladysmith and surrounding communities.
- **Versatile Layout:** Designed to accommodate a variety of operations — whether it's light manufacturing, storage, or office use — this space offers the flexibility to support your business needs.
- **Functional Size:** Offers 1,250 sq ft on the main level plus a 750 sq ft mezzanine, for a total of 2,000 sq ft of usable space.
- **Zoning Advantages:** Zoned I-1A, allowing for a wide range of industrial and business uses, making it suitable for a diverse mix of enterprises.
- **Ample Ceiling Height & Roll-Up Door:** 18-foot ceilings and a grade-level 14' roll-up door provide convenient access for large equipment, vehicles, and inventory handling.

PROPERTY DETAILS

Civic Address

#15-1156 Rocky Creek Road

PID

027-846-113

Legal Description

Strata Lot 15, Plan VIS6726, District Lot 38, Oyster Land District, Together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form V

Property Taxes

\$5,308 (2024)

Strata Fee

\$474.99 per Month (2025)

Unit Size

2,000 Sq. Ft.

Zoning

I-1A

Price

\$399,000.00

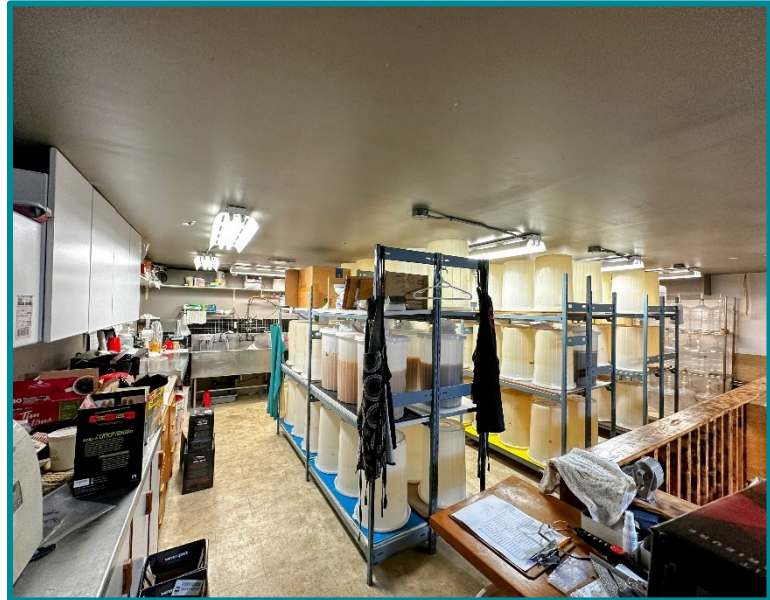
PICTURES



PICTURES

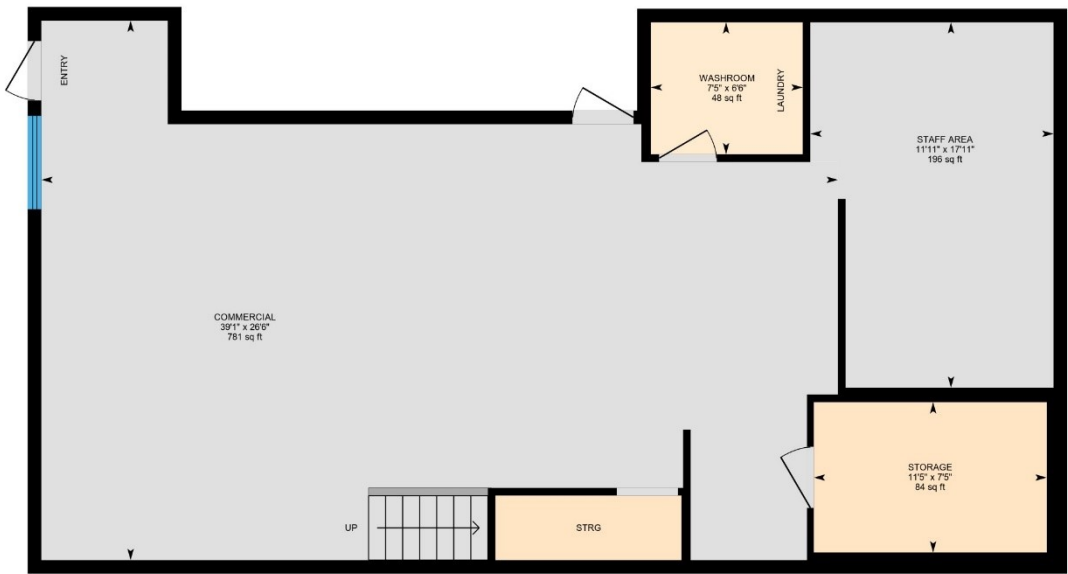


PICTURES



15-1156 Rocky Creek Rd, Ladysmith, BC

Main Floor Finished Area 1296.10 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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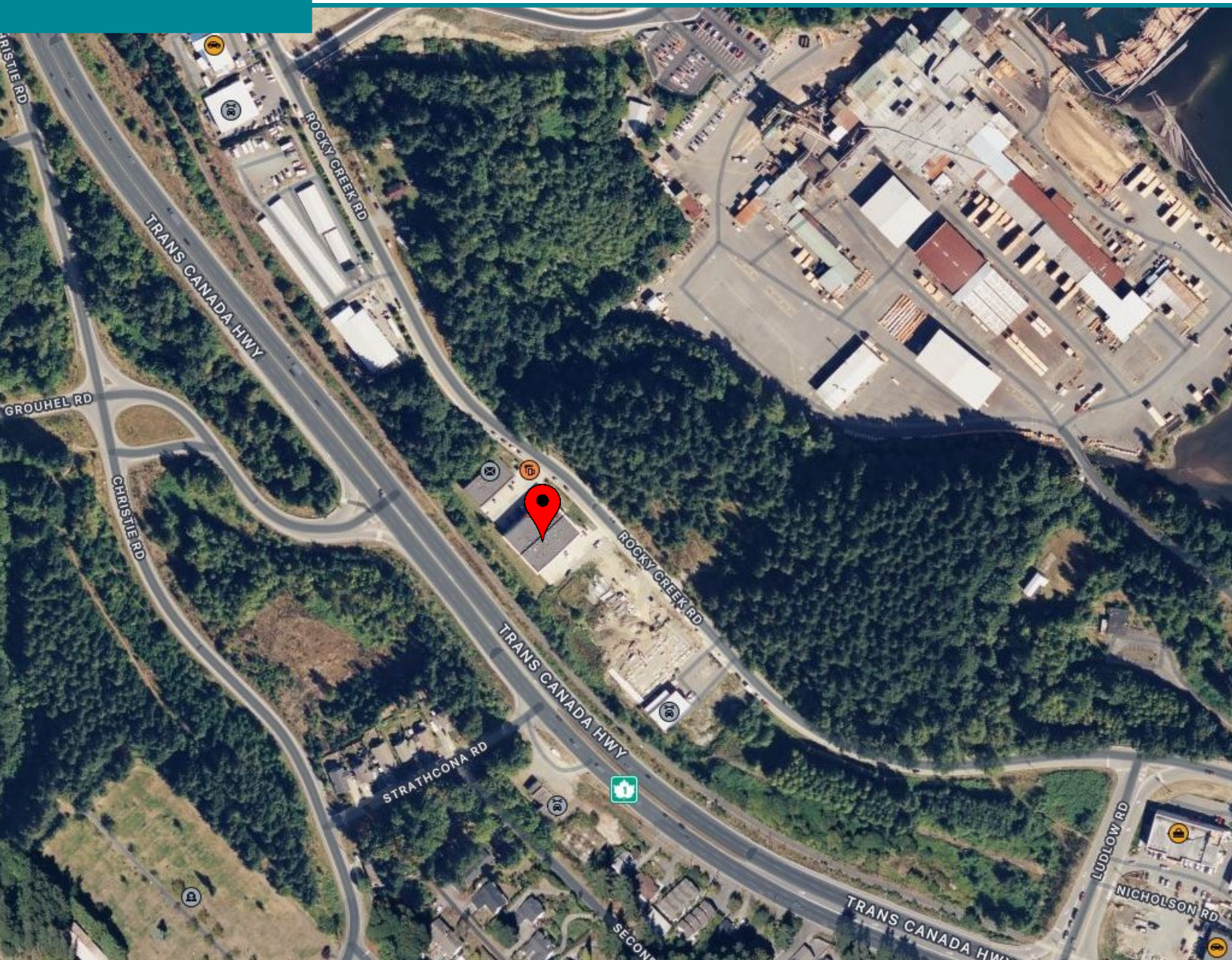
Upper Floor Finished Area 851.61 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

MAP

1156 Rocky Creek Rd, Ladysmith BC V9G 1A4



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