

\$339,000 - 1156 Rocky Creek Rd 14, Ladysmith

MLS® #1013498

\$339,000

Bedroom, Bathroom, 1,414 sqft
Commercial Sale

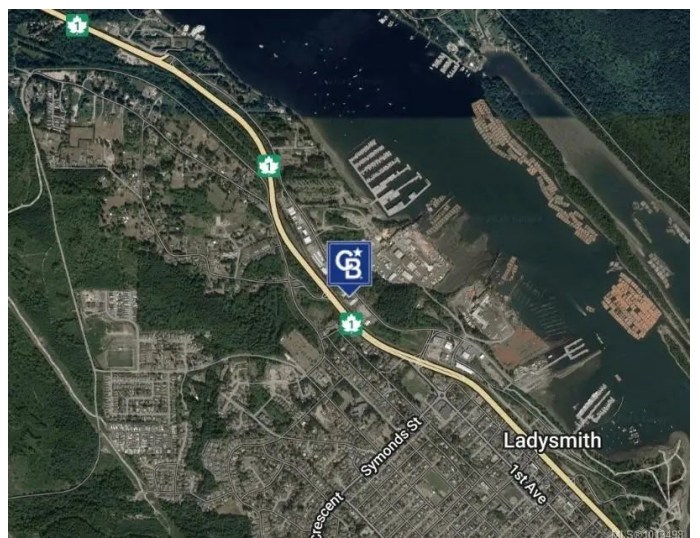
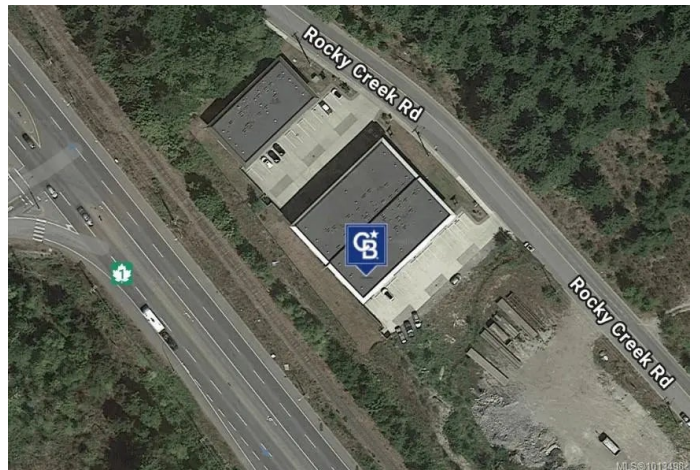
N/A, Ladysmith, BC

Welcome to Heritage Business Park, a prime location with flexible zoning and convenient access to the Trans-Canada HWY, ideally situated for businesses serving mid and southern Vancouver Island. This unit offers approximately 1,414 sq ft of versatile space, featuring 1,124 sq ft on the main floor and a 290 sq ft mezzanine. Key highlights include a 14' loading door, dedicated storage rooms, and an office area on the mezzanine level. Additional amenities include 125 amp 3-phase power, a convenient 2-piece bathroom, and full metal racking that can be included (addn'l cost) or removed to suit your needs. The I-1A zoning allows for a wide range of business and service uses, making this an attractive opportunity. Priced competitively, this unit provides a chance to own industrial space in a market characterized by high lease rates and low vacancy. Available for immediate possession, this is a great opportunity and a smart investment. All sizes and measurements should be verified by Buyer.

Built in 2009

Essential Information

MLS® #	1013498
Price	\$339,000
Square Footage	1,414
Year Built	2009
Type	Commercial Sale



Sub-Type	Industrial
Status	Active

Community Information

Address	1156 Rocky Creek Rd 14
Area	Du Ladysmith
Subdivision	N/A
City	Ladysmith
County	Ladysmith, Town of
Province	BC
Postal Code	V9G 1S8

Interior

# of Stories	2
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Additional Information

Date Listed	September 12th, 2025
Days on Market	50
Office	Coldwell Banker Oceanside Real Estate
Zoning	I-1A

Listing Details

Listing Office	Coldwell Banker Oceanside Real Estate
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