



7,046 SF Office/Warehouse With Yard

Property Highlights

- Excellent South West facing corner unit
- Large front office with floor to ceiling windows
- 3 offices, reception, shop and office washroom, lunch room & open meeting area
- 1,800± sq. ft. mezzanine not included in GLA
- Exclusive yard space adjacent to the property
- Fully secure site with front & back gated entrance
- Three (3) separately titled condo units
- Landlord willing to demise to individual ±2,349 sq. ft. bays

Reception Area



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Warehouse & Kitchen



BUILDING FEATURES

NEIGHBOURHOOD:	Mistatim Industrial
ZONING:	IB - Industrial Business
SPACE SIZE:	7,046 sq. ft.
LOADING DOOR:	One (1) 12' x 14' grade
POWER SERVICE:	250 Volt, 200 Amp, 3 Phase (TBC)
CEILING HEIGHT:	18' clear
SALE PRICE:	\$1,095,000.00
PROPERTY TAXES:	\$18,071.00 (2018 est.)
LEGAL DESCRIPTION:	Plan 0827132, Block 6, units 4,5,6

Rear Of Building

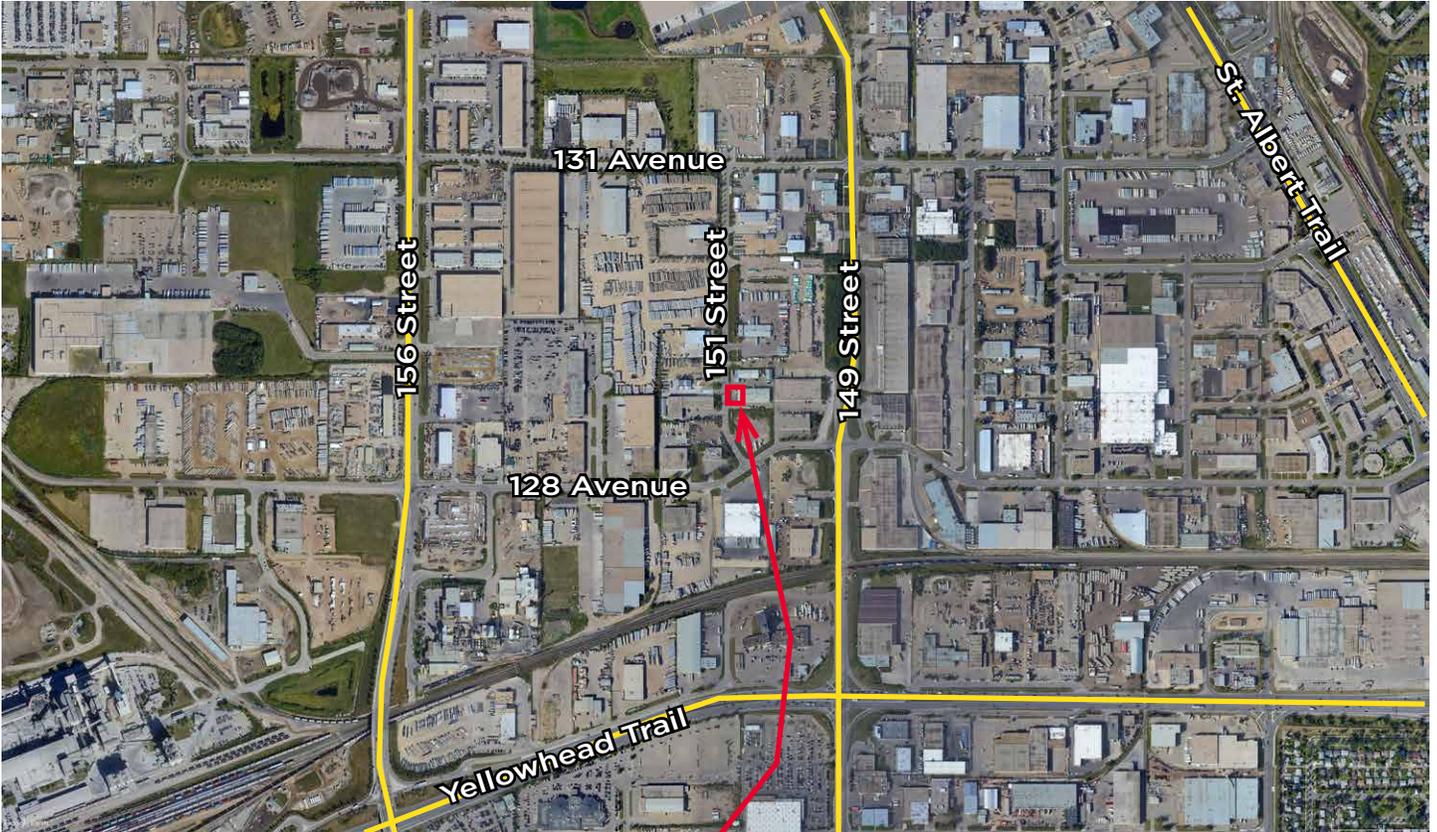


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Aerial



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