


LOCATED IN SUMMIT PARK

EXCELLENT LOCATION - LRT AND MANY AMENITIES CLOSE BY FRONT SHOWROOM / OFFICE / OPEN SHOP AREA

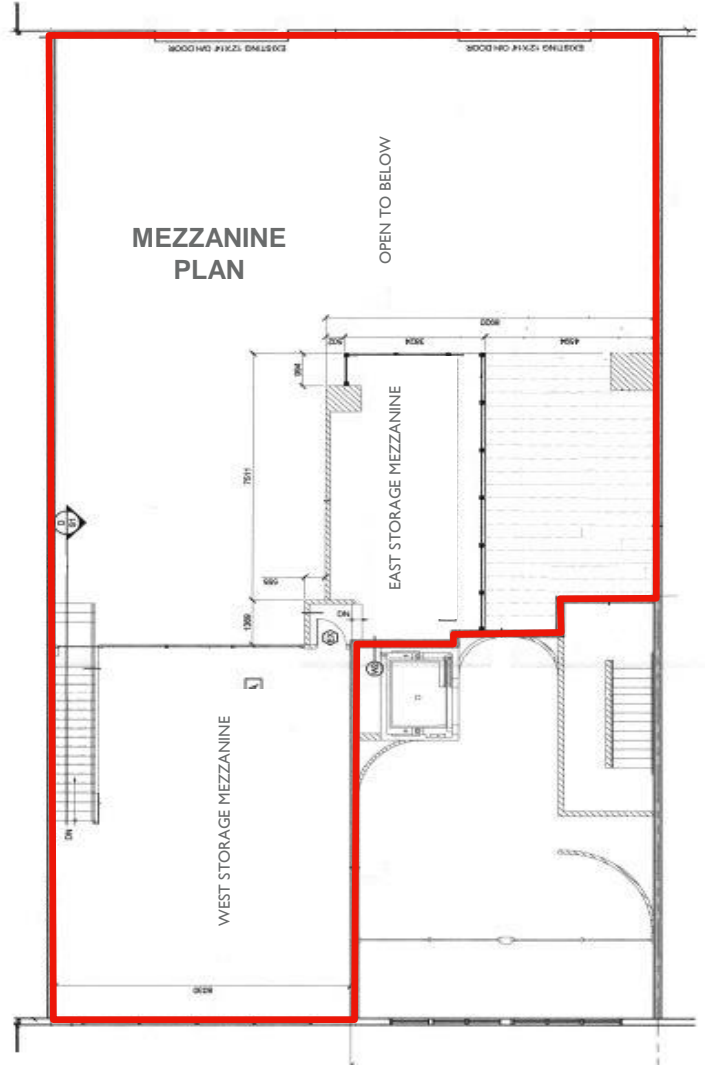
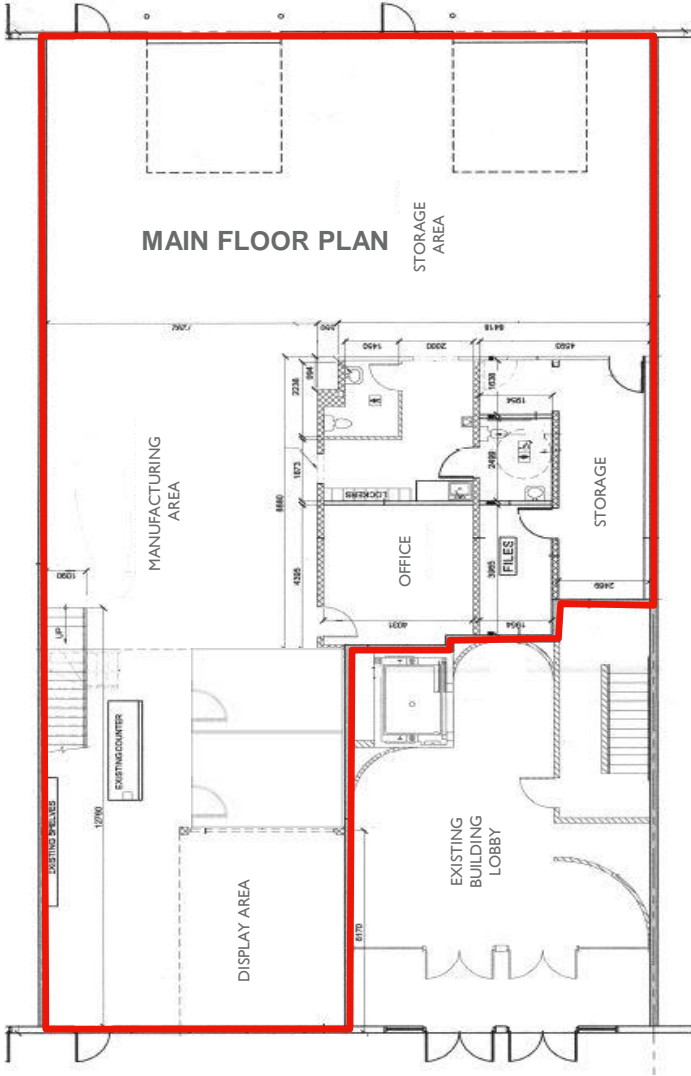
Property Details

District	Manchester
Legal Description	Plan 0410501; Unit 5,6,17,18 & 43
Ceiling Height	21' Clear
Loading	2 (12' x 14') Drive In, Overhead Doors
Power	2 Panels, 225A, 120/240V, 3 Phase 4 Wire
Zoning	I-G (Industrial-General)
Year Built	2004
Parking	5 designated stalls (1 underground)

Sale / Lease Particulars

Total Area	6,016 SF
Main Floor Display/Office	1,776 SF
Main Floor Warehouse	2,519 SF
Second Floor Mezzanine	1,721 SF
Sale Price	\$1,390,000
Property Taxes (2017)	\$8,029 per annum
Condo Fees (2017)	\$1,398 per month
Lease Rate	\$13.00 PSF per annum
Op. Costs (2017 Est.)	\$4.00 PSF per annum
Available	Immediately

Floor Plan



*not to scale, not exactly as shown

