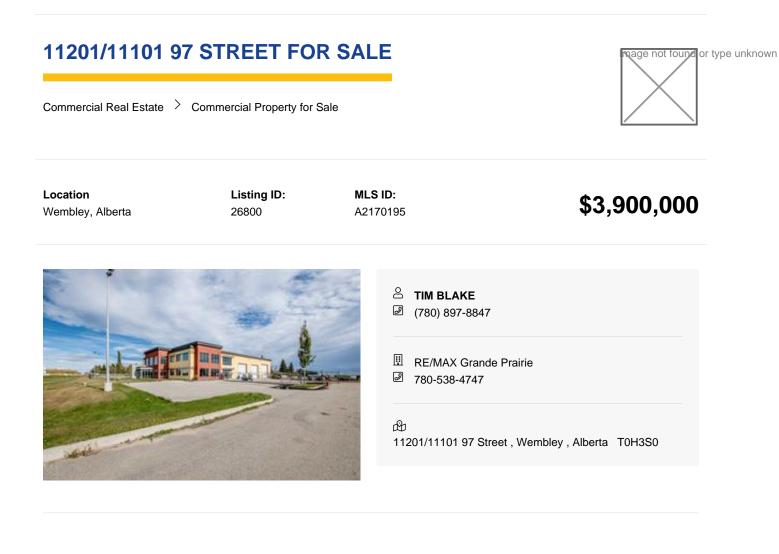


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Transaction Type	Days On Market	Zoning
For Sale	203	M1/UR
Subdivision	Year Built	Structure Type
NONE	2012	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	1125508
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
25566.00	2375.14	548856
Lot Size (Acres)	Construction Type	Electric
12.60	ICFs (Insulated Concrete Forms)	Three Phase
Cooling	Heating	Commercial Amenities
Central Air	In Floor,Forced Air,Natural Gas	Compacted Yard
Inclusions	Restrictions	Reports
Office Furniture, Appliances negotiable	None Known	None

Concrete ICF all the way up on this top of the line 20,907 Sq Ft Shop and office on 12.6 Acres. Main Shop features 3) 105 ' pull through bays. 2) Overhead doors are 16' tall and 1) 18' tall all automatic .With the ICF and in floor heat this is a very energy efficient building. The entrance to the office is setup to impress and offers spacious well lit executive offices on both floors boardrooms and lots of storage. There is also a second stand alone heated 40' Wide x 65' Long shop with 16' Overhead door. on the first parcel . Parcel 2 includes 2059 Sq Ft Residence with 6 beds 4 bathrooms perfect for staff housing or generating rental income . There is another fully serviced site that used to have a modular home .Both properties are serviced with wells and septic systems but hookup to town water and sewer is a option for the future. High speed fibre internet is already ran into main shop. Huge value as the total Sq Ft of all the buildings is 25,566 and 12.6 Acres. Also for lease. See MLS#A2174949

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