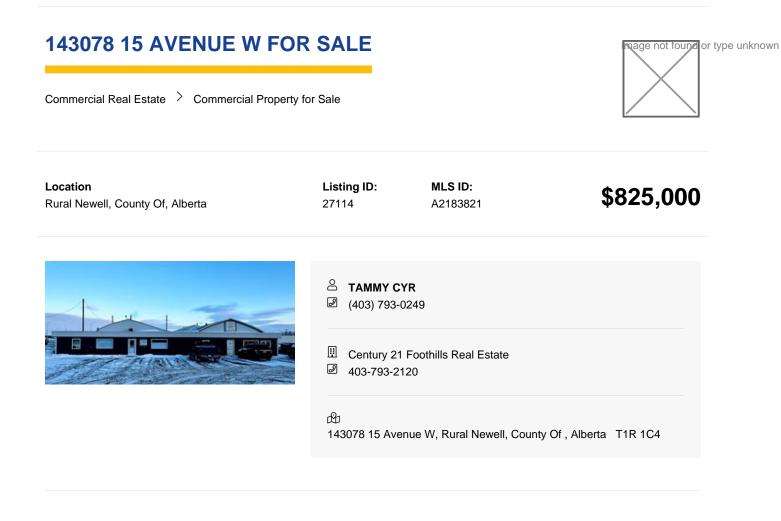


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Transaction Type	Title	Days On Market
For Sale	Fee Simple	128
Zoning	Subdivision	Nearest Town
407	NONE	Brooks
Year Built	Structure Type	Property Type
1970	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	1805IC	10910.00
Building Area (Sq. M.)	Inclusions	Restrictions
1013.56	N/A	None Known
Reports		

None

Commercial/industrial building in a prime location. Situated on 3.28 acres, it offers excellent visibility and convenient access to the TransCanada Highway. The property features an industrial flex building, consisting of two connected wood frame arch rib buildings with metal cladding, along with a front wood frame building with metal cladding and a flat membrane roof, constructed in stages. It includes three overhead doors: two measuring 14' X 20' and one at 12' X 11'. This building is designed to accommodate multiple businesses, presenting a potential for diverse revenue streams. It offers two separate business office spaces, each with a staff area, washrooms, storage, a small storage mezzanine, and a shop area. Additionally, there is ample parking and a spacious yard. Please do not disturb the current tenants.

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