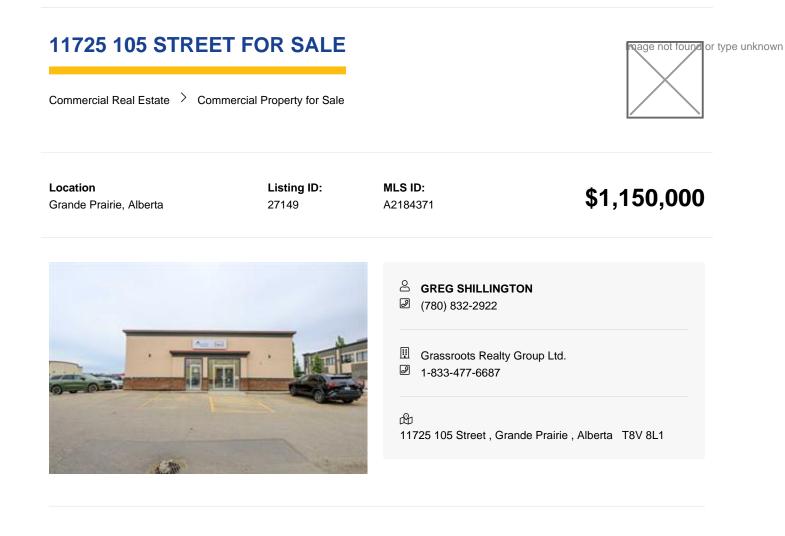


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Transaction Type	Days On Market	Zoning
For Sale	186	CA
Subdivision	Year Built	Structure Type
Royal Oaks	2006	Low Rise (2-4 stories)
Property Type	Property Sub Type	Legal Plan
Commercial	Office	0624891
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
5980.00	555.56	23522
Lot Size (Acres)	Inclusions	Restrictions
0.54	N/A	None Known
Reports		

Floor Plans

This meticulously designed standalone building offers a prime investment opportunity with a prestigious AAA tenant on the main floor. The main level boasts 3,069 sq. ft. of space, including 8 offices, a spacious reception area, and a staff kitchen. The lower level is occupied by a second tenant, featuring 2,929 sq. ft., 5 offices, a boardroom, and another large reception area. With ample parking, excellent visibility, and convenient access to the by-pass, this property is perfectly positioned for long-term value. An exceptional addition to any investor's portfolio!

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