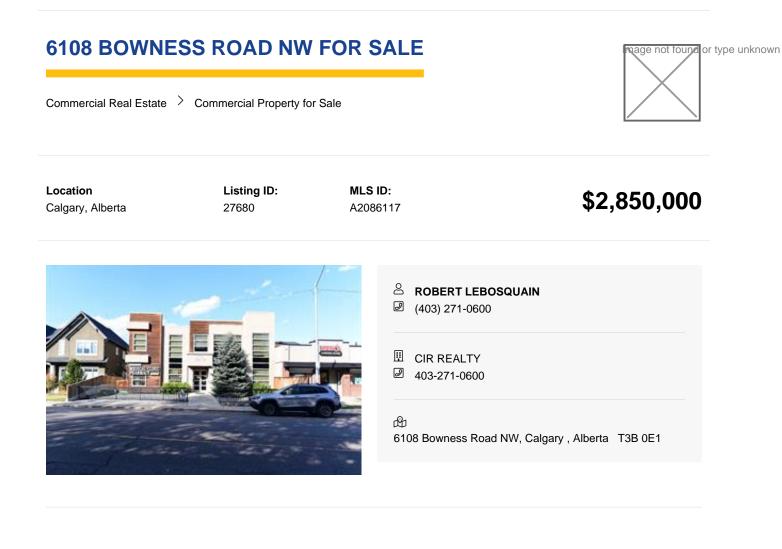


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Transaction Type For Sale

Zoning C-N1

Year Built 2013

Property Sub Type Office

Building Area (Sq. M.) 733.28

Foundation Poured Concrete Title Fee Simple

Subdivision Bowness

Structure Type Low Rise (2-4 stories)

Legal Plan 4610AJ

Construction Type Concrete,Metal Frame,Mixed

Heating Boiler,Hot Water

Restrictions Lease Restriction,Non-Smoking Building **Reports** Financial Statements, Floor Plans, RPR Days On Market 694

Building Type Free-Standing,Office Building

Property Type Commercial

Building Area (Sq. Ft.) 7893.00

Roof Asphalt Shingle

Inclusions All permanent fixtures

The stand-alone building was completed in 2015. Is currently used as a medical building, with 7893 sq ft on two floors, it is in excellent condition. Great location bordering a busy road and surrounded by a lot of residential complexes. It is secured, and air-conditioned, elevator, handicap access, and free parking surrounding the building. It is currently completely leased to many medical practitioners. Currently showing a 4.2% cap rate.

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