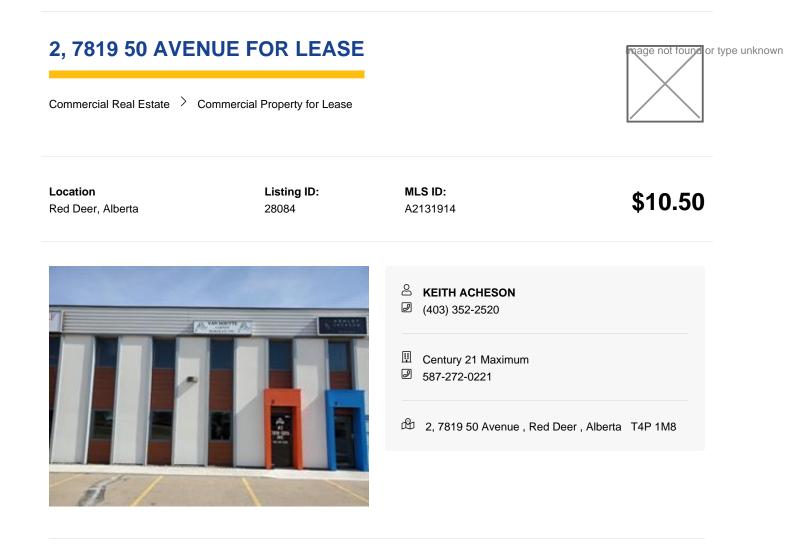


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Transaction Type For Lease

Lease Amount 10.50

Zoning C-4

Year Built 1983

Property Sub Type Retail

Building Area (Sq. M.) 335.66

Footprint (Sq. Ft.) 3613

Cooling None

Inclusions none Title Fee Simple

Lease Frequency Annually

Subdivision Northlands Industrial Park

Structure Type Warehouse

Legal Plan 7620870

Lot Size (Sq. Ft.)

Roof Flat Torch Membrane

Heating Overhead Heater(s),Forced Air,Natural Gas

Restrictions None Known Days On Market 413

Lease Term Negotiable

Building Type Retail,See Remarks,Strip Mall,Warehouse

Property Type Commercial

Building Area (Sq. Ft.) 3613.00

Lot Size (Acres) 0.00

Foundation Poured Concrete,Slab

Commercial Amenities Paved Yard

Reports None

Gaetz Avenue high traffic exposure. Multi Tenant building, Flex space- front area for offices and display back area for warehouse and storage. Portion of warehouse area could accommodate additional showroom space. Current layout -front area is two offices, west facing windows reception and display area, one washroom and small storage room, (approx. 900 SF) t bar grid and ceiling tiles 2 x 4 recessed lighting. Area under mezzanine is also enclosed – open area could be used for additional display or assembly areas. Warehouse -t5 lighting, two overhead forced air heaters 12 x 14 foot high overhead door, floor compartment sump. warehouse area was repainted Open mezzanine for additional storage, One washroom. Paved back yard area. Tenant has own electrical and gas meters, water and sewer in common area expenses. Rogers/Shaw or Telus for internet and phone service to the building.. Signage - permitted on building subject to landlord approval and city permits Back lit sign can permitted. Surface parking in front 66 stalls in total with some dedicated and some common. Op Costs for 2025 estimated at \$3.50 per square foot. This space can be combined with the adjacent Bay 3 ( connected by service doors in warehouse)

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