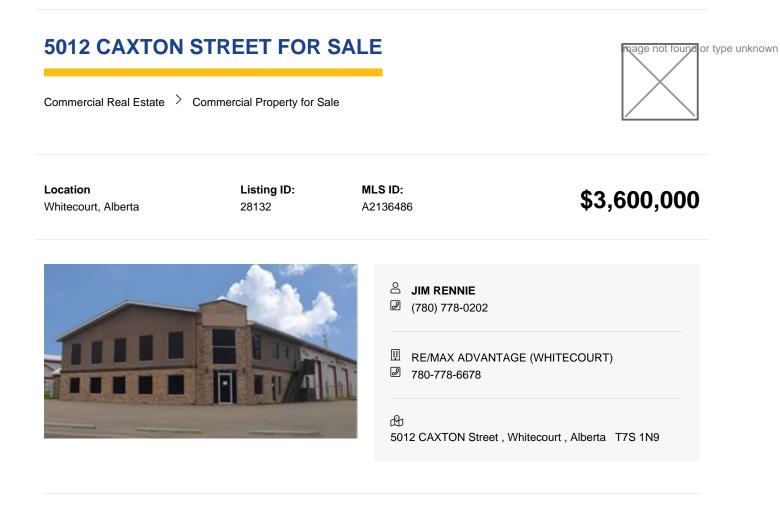


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Transaction Type For Sale

Subdivision NONE

Property Type Commercial

Building Area (Sq. Ft.) 21083.00

Lot Size (Acres) 2.31

Foundation Slab

Access to Property Paved Road Days On Market 350

Building Type Commercial Mix

Property Sub Type Industrial

Building Area (Sq. M.) 1958.66

Construction Type Mixed

Cooling Partial

Inclusions N/A **Zoning** M-2

Structure Type Mixed Use

Legal Plan 1584NY

Lot Size (Sq. Ft.) 100623

Roof Mixed

Heating Forced Air,Natural Gas,Radiant

Restrictions None Known

Reports Title

GREAT WHITECOURT INVESTMENT PROPERTY!!!!!!!!! THIS 2.31 ACRE PROPERTY IS WELL MAINTAINED WITH EXCELLENT EXPOSURE TO HIGHWAY 43. IT CONSISTS OF TWO BUILDINGS. BUILDING 1 HAS 4686 SQ FT OF MODERN OFFICES AND 7 DRIVE THROUGH BAYS MEASURING 16,397 SQ FT & IS 80% LEASED. BUILDING 2 IS FREE STANDING, MEASURING 4252 SQ FT AND HAS A LONG TERM LEASE TO ENBRIDGE. THE YARD IS COMPACTED, GRAVELED AND FENCED WITH 2 GATED ACCESS POINTS.

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