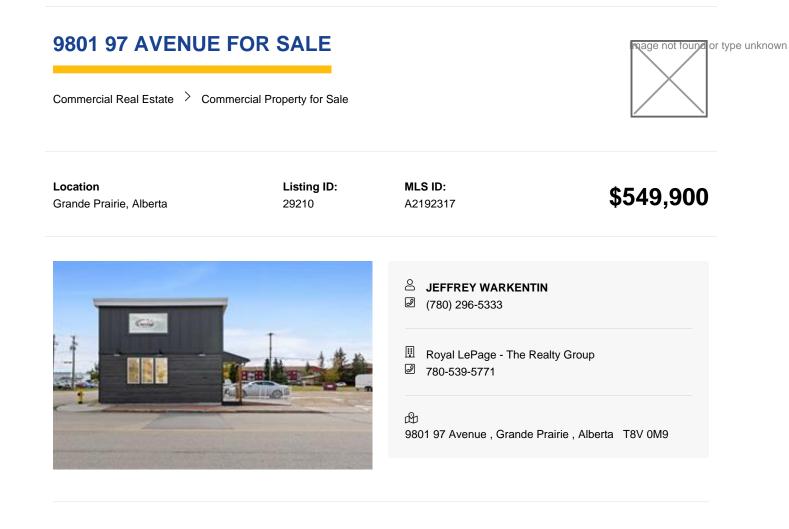


Generated: May 1, 2025, 17:29:33

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Transaction Type	Days On Market	Zoning
For Sale	86	CC
Subdivision	Year Built	Structure Type
Central Business District	1958	Office
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	1836BP
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
4059.00	377.09	748
Lot Size (Acres) 0.02	Inclusions Fridge, window coverings, lift in entrance. Office furniture and office dividers are negotiable	Restrictions None Known

Reports

Floor Plans

Discover a unique opportunity in this well-appointed commercial property, featuring a welcoming, full accessible reception area and several private offices, with comfortable living quarters located above. Perfect for entrepreneurs, small businesses, or companies seeking a dual-purpose space or the potential for multiple tenants. The sizable main floor has been well maintained with many recent updates and includes 3 offices, a washroom, a large flex room with dividers (furniture & dividers negotiable) and work spaces as well as a reception area with built ins. Upstairs offers additional offices and meeting room areas to be used for either extra work space or as a residence. Located on a 66x122 lot there is plenty of parking onsite and potential for you to add more offices or a work bay onto the building, or fence a portion for a daycare playground or secure storage. And if you would like more space, the seller will provide the right of first refusal for to buy the neighboring 33x122 lot for just \$50,000. This property is located in GPs central business district and has terrific access & visibility so don't let this opportunity pass you by, contact your favourite commercial real estate professional today to arrange a viewing.

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