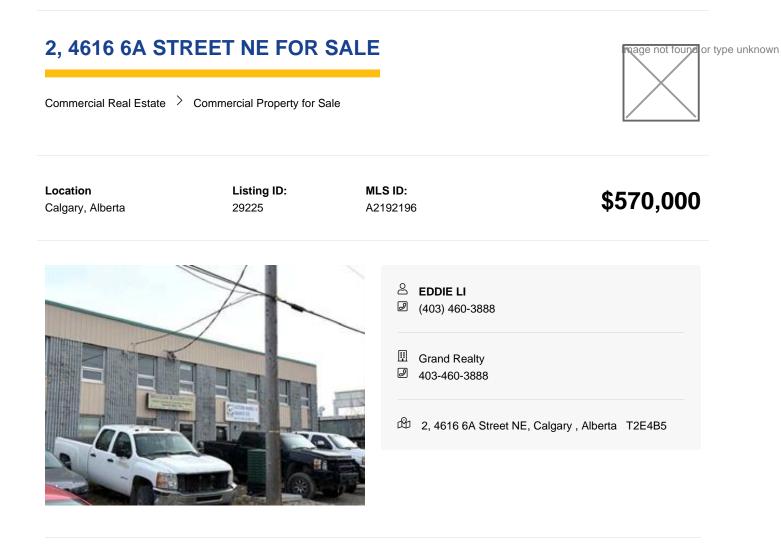


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Transaction Type	Days On Market	Zoning
Transaction Type	Days Off Market	Zoning
For Sale	200	I-G
Subdivision	Year Built	Structure Type
Greenview Industrial Park	1978	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	1512289
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
2990.00	277.78	n/a
Restrictions	Reports	
None Known	Condo/Strata Bylaws	

Aggressively priced below Units # 1 & 5 in the complex. Bay has 2,248 SF on Main & 742 SF for the Mezzanine – a total of 2,990 SF space per the Condo Plan; Gross Lease on M-T-M term, Tenants paying own electricity --- Condo fee (covers gas / water & sewer) @ \$ 782.63. Building's mechanical design: Utility room (furnace & hot water tank) in Bays 2, 3 & 5 respectively; adjoining units (Bay 1 vs. 2; Bay 4 vs. 3) via share use (with cost splitting for such items' upkeep). Ideal for Owner Operator or Investors. Realtors – please note Private Remarks. [Caution: Commercial loan financing requirements] \*\* Ceiling Height 19' and power 200 AMP \*\*

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