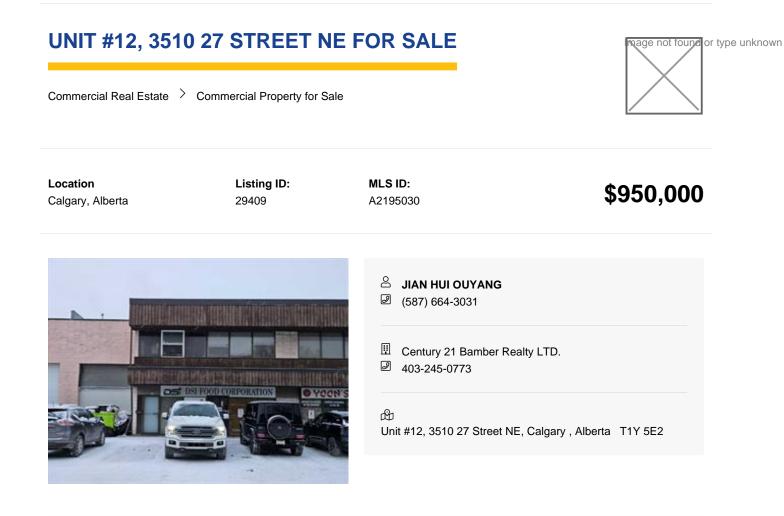


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Transaction Type For Sale	Days On Market 134	Zoning I-G
Subdivision	Year Built	Structure Type
Horizon	1981	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	8111238
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
3439.00	319.49	N/A
Restrictions	Reports	
None Known	Building Plans	

Amazing Opportunity! This 3,029 sq. ft. space, plus a 410 sq. ft. mezzanine, is in a highly sought-after location with quick access to Barlow Trail, 16th Avenue, and 32nd Avenue. The property features a 14 ft. loading door, three bathrooms, office space, and ample parking with four assigned stalls plus six visitor parking spaces. Enjoy low condo fees—only \$500 per month, which includes water, garbage collection, snow removal, lawn care, and landscaping. Great for owner-users and investors alike! Whether you're looking to establish your business or make a smart investment, this property offers excellent value and potential. Don't miss out on this exceptional opportunity! Contact us today for more details.

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