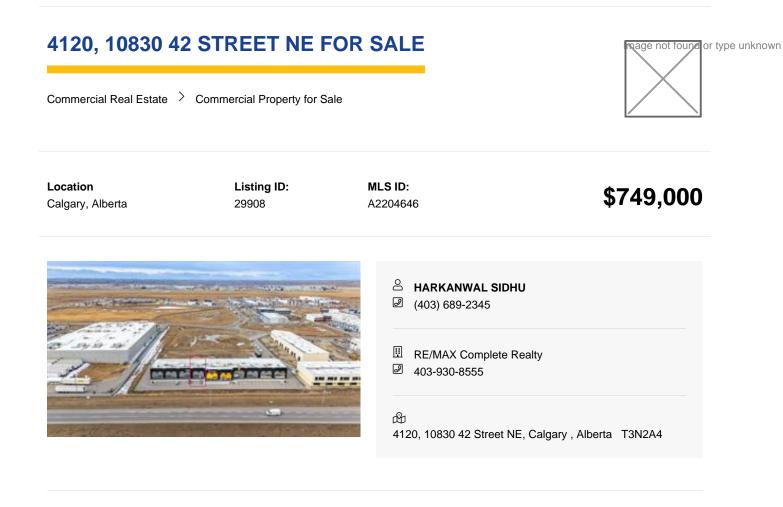


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Transaction Type	Title	Days On Market
For Sale	Fee Simple	60
Zoning I-G	Subdivision Stoney 3	Building Type Commercial Mix,Condo Complex,Manufacturing,Warehouse
Year Built	Structure Type	Property Type
2019	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	2211625	1997.00
Building Area (Sq. M.)	Commercial Amenities	Inclusions
185.53	See Remarks	N/A
Restrictions None Known	Reports Call Lister	

Seize this exceptional opportunity to establish your business in Alpine Industrial Park, a brand new development in the thriving Jacksonport area. This 1,997 sq. ft. industrial bay features 22 ft ceilings, large windows for natural light, a 12X14 Drive-In rear loading door, and 225 Amp electrical service, making it ideal for most businesses requirments. Built with energy efficient SIP panels, it ensures long term savings on energy costs. Strategically located along Metis Trail, this bay offers maximum daily exposure with high traffic flow and excellent signage visibility. Zoned IG, it accommodates a variety of uses, including mechanic shops, car detailing, kitchen cabinet stores, and a variety of warehouse uses. With exceptional visibility, accessibility, and flexibility, this is the perfect space to grow your business—call today for more information!

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