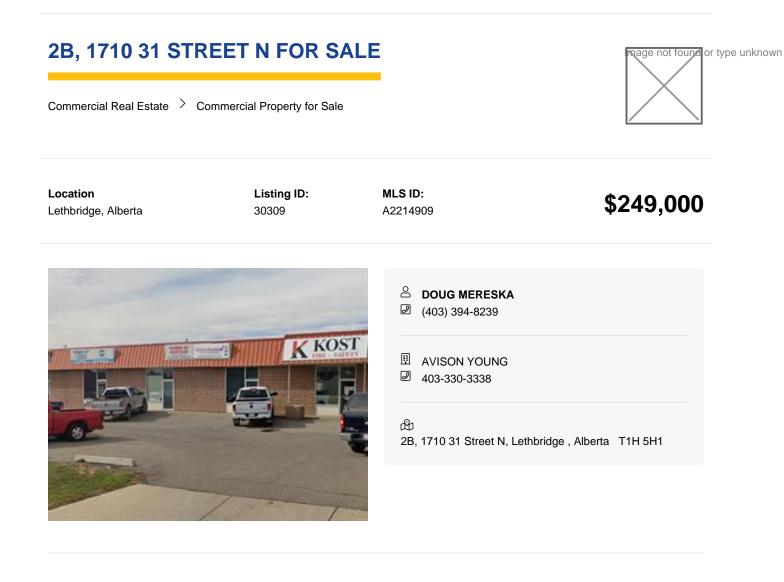


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Transaction Type For Sale

**Zoning** I-G

Year Built 1997

Property Sub Type Industrial

Building Area (Sq. M.) 154.50

Construction Type Concrete

Access to Property Direct Access Title Fee Simple

Subdivision Churchill Industrial Park

Structure Type Industrial

Legal Plan 0111955

Lot Size (Sq. Ft.) 49222

Roof Concrete

Inclusions None. Days On Market 61

Building Type Strip Mall

Property Type Commercial

Building Area (Sq. Ft.) 1663.00

Lot Size (Acres) 1.13

Heating Forced Air,Natural Gas

Restrictions None Known

Reports Condo/Strata Bylaws,Title

This industrial condo is located on a prominent corner lot in Churchill Industrial Park, the site has dual access points from both 18th Avenue North and 31st Street North. With a large, shared parking lot and additional street parking the site is good for a customerfacing business or a tradesperson. With the frontage and opportunity for signage facing 31st Street North, the site has excellent exposure as well. This unit is comprised of a good mix of office and shop space. The office portion includes three private offices and a nicely finished reception area with air conditioning. The shop space includes a 10'x10' overhead door, 15' ceilings with 13' truss clearance, a floor drain, and 125-amp power.

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