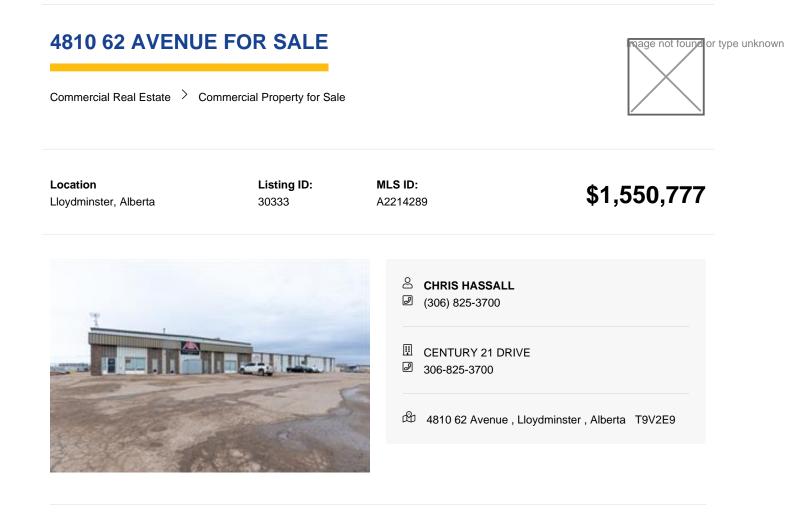


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Transaction Type For Sale

Zoning 12

Year Built 1978

Property Sub Type Industrial

Building Area (Sq. M.) 1858.05

Construction Type Metal Frame

Cooling None

Restrictions None Known Title Fee Simple

Subdivision Hill Industrial

Structure Type Industrial

Legal Plan 7620008

Lot Size (Sq. Ft.) 79222

Roof Asphalt/Gravel

Heating Overhead Heater(s),Forced Air,Hot Water,Natural Gas,Varies by Unit

Reports None Days On Market 2

Building Type Mixed Use

Property Type Commercial

Building Area (Sq. Ft.) 20000.00

Lot Size (Acres) 1.82

Foundation Poured Concrete

Inclusions N/A

20000 square feet of lease space fully occupied! The leaseable space is all full which makes this one easy to own. Front parking is paved, easy access off 62 Avenue which also gives the tenants lots of exposure to traffic going by daily. Some long-term tenants are in place, and lease rates are available upon request so don't wait to check this one out and add to your investment portfolio!

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