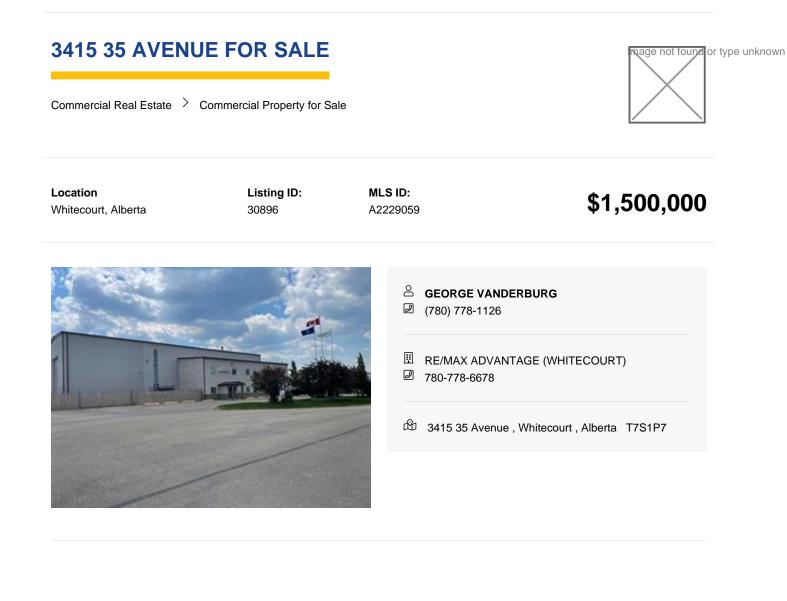


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Transaction Type For Sale

Subdivision NONE

Property Type Commercial

Building Area (Sq. Ft.) 7520.00

Lot Size (Acres) 1.48

Inclusions TWO OVERHEAD CRANES Days On Market

Year Built 2001

Property Sub Type Industrial

Building Area (Sq. M.) 698.63

Construction Type Mixed

Restrictions None Known Zoning M-1 SERVICE INDUSTRIAL

Structure Type Industrial

Legal Plan 0226871

Lot Size (Sq. Ft.) 64468

Electric Three Phase,600 Amp Service

Reports Appraisal,Title

The 5600 sq ft shop is equipped with 2 overhead 10 ton cranes with a lift height to 25ft. The overhead door measure is 24ft high. The shop is wired with a 600 amp/ 600 volt.- 3 phase power service and a good ventilation system and LED lighting. The main floor office area consists of a reception area, 5 offices and washrooms. The second floor offers a boardroom ,10 offices , washroom , kitchen and copy room. The 1.48 acre yard is fenced and graveled and has additional heated and cold storage buildings. There are two separate titled lots measuring 2.5 acres available if more space is needed.

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