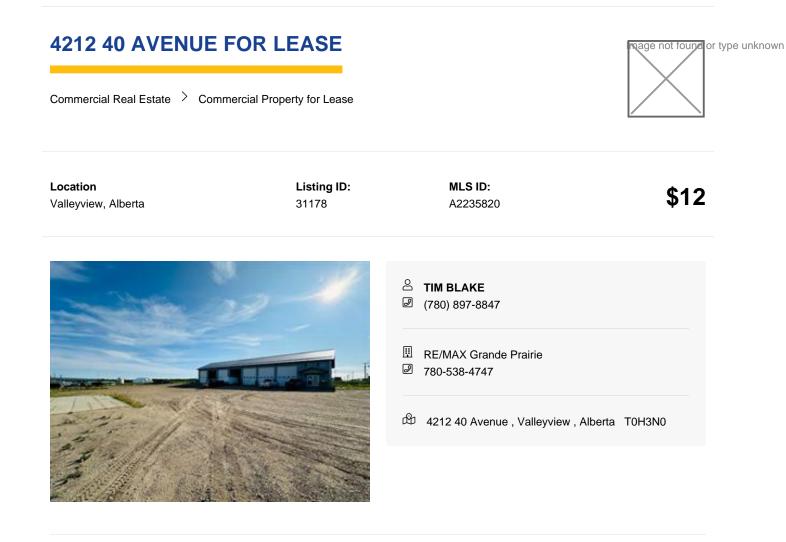


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Transaction Type For Lease	Days On Market 63	Lease Amount 12.00
Lease Frequency Annually	Zoning IG	Subdivision NONE
Year Built 2009	Structure Type Industrial	Property Type Commercial
Property Sub Type	Legal Plan 0720690	Building Area (Sq. Ft.) 7300.00
Building Area (Sq. M.) 678.19	Lot Size (Sq. Ft.) 71002	Lot Size (Acres)
Construction Type	Roof	Electric
Wood Frame Cooling	Metal Heating	200 Amp Service, Single Phase
None	Combination,In Floor,Forced Air,Natural Gas	Pressure washer , Compressor, Powered Seacans
Restrictions None Known	Reports None	

7 bay shop on a fully fenced 1.63 acre yard for a fraction of replacement cost! All bays are 50' deep and have 14' x 16' powered overhead doors. There are sumps in all bays and also has a dedicated wash bay complete with a high end pressure washer. There is a large compressor with lines run in shop. Shop has a combination of in-floor heat and forced air, 200 amp service and multiple welding plugs as well as its own bathroom. There are also 2 seacans in yard with power. The yard fence has plenty of power outlets along it . Office features nice reception, storage, 2 private offices, board / lunchroom and it's own office bathroom. Building has town water and sewer. Base rent is \$7300/month and Additional Rent is currently estimated at \$2295.83 for a total of \$9595.83/month plus GST. Also for sale or rent to own MLS #A2235825

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