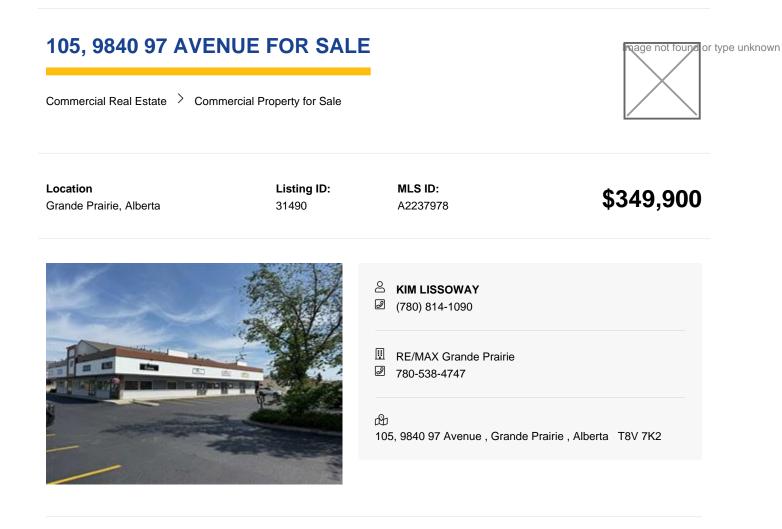


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Transaction Type For Sale

Zoning CC

Year Built 1998

Property Sub Type Office

Building Area (Sq. M.) 260.13

Reports Floor Plans Title Fee Simple

Subdivision Central Business District

Structure Type Office

Legal Plan 9820422

Inclusions N/A Days On Market

Building Type Commercial Mix,Mixed Use

Property Type Commercial

Building Area (Sq. Ft.) 2800.00

Restrictions None Known

Aggressively priced, freshly painted, fantastic main floor and upstairs office space in a great business condo building - Station 97 - in the City's Central Business District. Plenty of paved parking, a/c, and a recent exterior upgrade completed! The main floor offers a large reception area with vaulted ceilings and lots of natural light (that could lend space for retail, cubicle, or additional office), two large offices, a signing room/smaller office, washroom, storage rooms, and a large boardroom with it's own exterior entrance. Upstairs has an open waiting/lounge area, 2 large offices, washroom, kitchen/lunch room, and additional sink area, storage areas. This is an excellent office space for accounting/financial, legal, real estate or public service sector. This building is very well managed which means lower than average condo association costs. Seller financing is available.

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