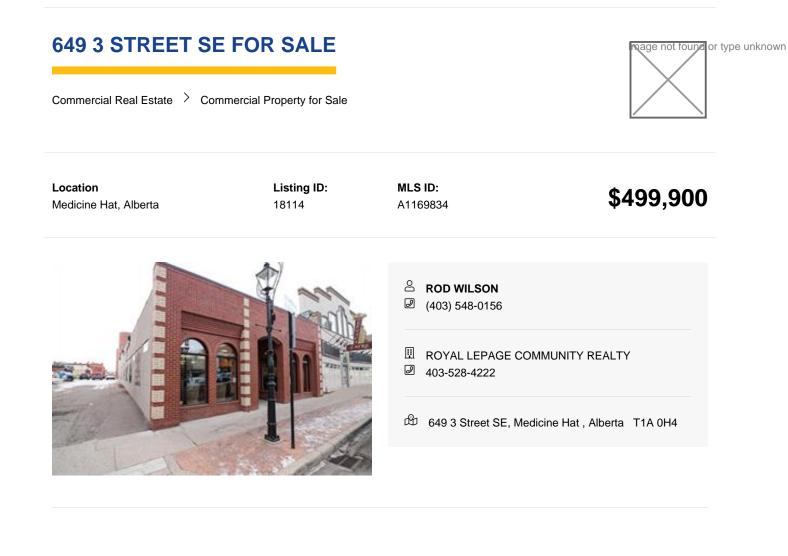


**Generated:** May 3, 2024, 23:44:53

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



| Transaction Type   | <b>Days On Market</b>                      | <b>Year Built</b>   |
|--|--|---|
| For Sale   | 849  | 2009  |
| <b>Zoning</b>  | Subdivision                                | Structure Type  |
| MU-D   | SE Hill                                    | Retail  |
| Property Type  | <b>Property Sub Type</b>                   | <b>Legal Plan</b>   |
| Commercial   | Retail                                     | 1491  |
| Building Area (Sq. Ft.)<br>3455.00   | Building Area (Sq. M.)<br>320.98           | <b>Construction Type</b><br>Brick,ICFs (Insulated Concrete<br>Forms),Wood Frame |
| <b>Roof</b>  | Foundation                                 | Cooling   |
| Metal  | ICF Block                                  | Central Air   |
| Lot Features<br>Corner Lot,Low Maintenance<br>Landscape,Near Shopping Center,Street<br>Lighting,Near Public Transit,See<br>Remarks | Commercial Amenities<br>Storage,Storefront | Access to Property<br>Back Alley Access,Direct Access                           |
| Inclusions   | Restrictions                               | <b>Reports</b>  |
| N/A  | None Known                                 | Floor Plans   |
| Heating<br>Forced Air,Natural Gas  |  |   |

This 2009 built building is located in the heart of our beautiful city. With its location being on the prime street of downtown, the traffic is high and storefront visibility is huge! With this desirable location it also provides over 3455 SqFt of business space and a basement for storage, meeting anyone's commercial needs. The building was designed to last with ICF concrete blocks, and metal roof. Parking is available directly on the street for your clients and a private parking spot in the rear. Also a huge parkade in the back for staff parking or clients if required. If you're looking to relocate your business or follow your dreams, then look no further. Come have a look.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.