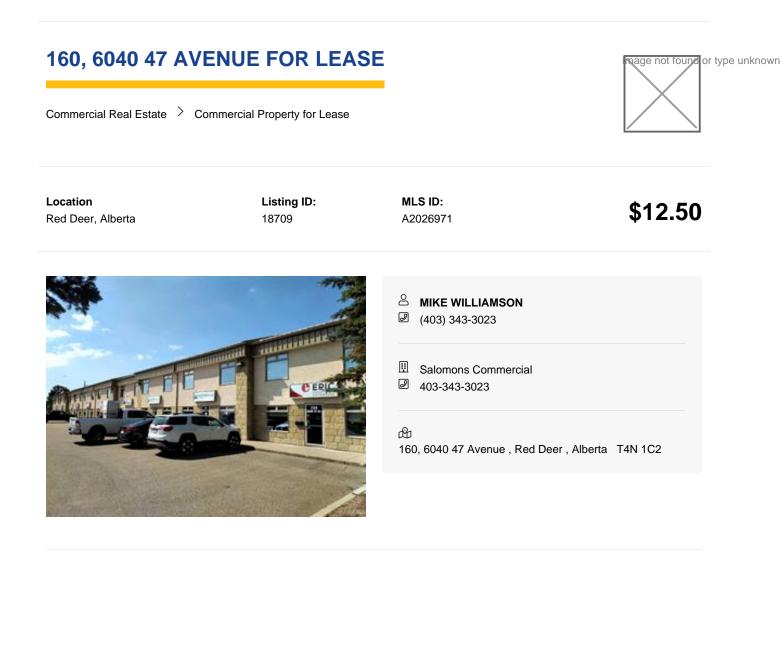


Generated: Apr 29, 2024, 6:05:07

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Transaction Type For Lease	Days On Market 432	Year Built 2007
Lease Amount	Lease Frequency	Zoning
12.50	Annually	I-1
Subdivision	Structure Type	Property Type
Riverside Light Industrial Park	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	0722954	2341.00
Building Area (Sq. M.)	Inclusions	Restrictions
217.48	N/A	None Known
Reports		
Call Lister		

This space used to form part of a double-unit which has now been demised. Centrally located in Riverside Industrial Park. The footprint is 2,341sf plus there is an approx 750sf 2nd floor. **NOTE - AT THE ASKING RATE THE 2ND FLOOR IS TO HAVE ALL DEVELOPMENTS REMOVED BY THE LANDLORD, IN ORDER TO BE COMPLIANT WITH THE SINGLE SET OF STAIRS IN THE WAREHOUSE. SHOULD A TENANT WANT TO USE THE 2ND FLOOR WITH THE EXISTING DEVELOPMENT, A NEW SET OF STAIRS IS TO BE INSTALLED BY THE LANDLORD IN THE FRONT AREA AS WELL AS NEW STAIRS TO THE REAR EXIT. IN THIS SITUATION THE NET LEASE RATE WILL BE \$13.50/SF.** Improved area includes reception/showroom with tile floor, two offices, and washroom on the main. On the 2nd floor there are currently 3 offices (2 have windows) and 1 additional washroom however this may be removed as noted above. The warehouse area has 1 – 12' x 14' overhead door, florescent lighting, sump and radiant heat. Rear yard is fully paved, and includes an exclusive fenced compound. Estimated NNN = \$4.90/sf. *The Lease rates are based on the MAIN FLOOR ONLY, the 2nd Floor can be considered BONUS space*. Also available for sale.

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