



Total Area: 3,974 sq. ft.
Office Area: 85%
Industrial Area: 15%
Shipping: 1 Drive In
Clear Height: 16'
Sprinklers: Yes

Zoning: EM2
Heating: Gas Forced Air Closed
Power:
Asking: \$790,000.00
Taxes 2014: \$10,107.11
Condo Fees: \$577.84

Professionally finished office space with vaulted ceilings. Consists of a large open "Bullpen" area, 7 Executive Offices, Boardroom, Multiple Washrooms and approximately 15% Warehouse which is currently being used as a Photography Studio. Corner Unit with Great Exposure to Hanlan Road. Outstanding value for professional office User/Investor. Half the space is currently leased until July 31, 2018.

For more information please contact:

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