



# PRICE MATRIX - BUILDING 1 - MAIN

Updated February 18, 2020

Unit #	101	102	103	104	105	106	107	108	109	110	111	112	113
Ground	1,917	1,528	1,528	1,528	1,528	1,455	1,472	1,767	1,453	1,453	1,453	1,453	1,680
Mezz	719	534	534	534	534	507	513	625	507	507	507	507	543
Total	2,636	2,062	2,062	2,062	2,062	1,962	1,985	2,392	1,960	1,960	1,960	1,960	2,223
Total Price	PENDING	PENDING	SOLD	\$824,800	\$824,800	SOLD	SOLD	\$956,800	\$784,000	\$784,000	\$784,000	SOLD	SOLD

## Building 1 - Main

### Zoning: I4 Central Industrial

### PLUS - Additional allowable uses:

Offices, business support services, financial services, government services, health services, retail liquor sales establishment, retail stores (service commercial), retail stores (general) and commercial schools

### Features

- 20' clear height
- 200 Amp 3 phase 120/208V power
- At-grade loading bays with 12' (H) x 10' (W) glass OH doors
- 1 Handicap accessible washroom per unit
- Built-in open mezzanine with 100 lb psf load capacity
- 300 lb psf load capacity on the main floor
- Parking: 2 stalls per unit
- HVAC stubbed in for purchaser distribution

EXCLUSIVELY MARKETING BY:

Steve Laursen

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# PRICE MATRIX - BUILDING 1 - 3<sup>RD</sup> FLOOR OFFICES

Unit #	201	202	203	204	205	206	207	208	209	210	211	212	213
Office SF	1,335	996	996	996	996	948	1,381	1,462	949	949	949	949	1,084
Total Price	PENDING	PENDING	\$398,400	\$398,400	\$398,400	\$379,200	\$552,400	\$584,800	\$379,600	\$379,600	\$379,600	SOLD	SOLD

## Building 1 - Office

### Zoning: I4 Central Industrial

**PLUS - Additional allowable uses:**

Offices, business support services, financial services, government services, health services, retail liquor sales establishment, retail stores (service commercial), retail stores (general) and commercial schools

### Features

- 10'4" clear height
- 100 Amp 3 phase 120/208V power
- 1 Handicap accessible common washroom
- Rough-in plumbing for internal washroom and kitchen
- 50 lb psf load capacity on the office floor
- Parking: 1 stall per unit
- HVAC stubbed in for purchaser distribution

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# PRICE MATRIX - BUILDING 2

Unit #	201	202	203	204	205	206	207
Ground	1,284	1,280	1,280	1,280	1,280	1,280	1,585
Mezz	596	620	620	620	620	620	889
Total	1,880	1,900	1,900	1,900	1,900	1,900	2,474
Total Price	PENDING	\$712,500	\$712,500	\$712,500	\$712,500	\$712,500	SOLD

## Building 2

### Zoning: I4 Central

#### Features

- 22' clear height
- 200 Amp 3 phase 120/208V power
- At-grade loading bays with 10'x12' glass OH doors
- 1 Handicap accessible washroom per unit
- Built-in closed mezzanine with 50 lb per sq.ft load capacity
- 300 lb psf load capacity on the main floor
- Parking: 2 stalls per unit
- HVAC stubbed into mezzanine for purchaser distribution
- Gas fired unit heater with ceiling fan provided in warehouse

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