

INTRAURBAN COMPLETION Q2 2024

Now Offering Finished Mezzanines



BUILDING FEATURES

- · 28' CLEAR WAREHOUSE CEILING HEIGHT.
- ONE 12'X14' GRADE LEVEL LOADING DOOR PER UNIT.
- · BUILT-IN CONCRETE SECOND FLOOR MEZZANINE WITH ROUGHED-IN WASHROOM PLUMBING.
- · 3-PHASED POWER (200AMP).
- · ESFR SPRINKLERS.
- Accessible Washroom Build-Out on Ground Floor.
- WHITE PRIMED INTERIOR WAREHOUSE DRYWALL WALLS FOR A TURNKEY, READY-TO-OPERATE SPACE.
- PRIMED & PAINTED MEZZANINE WALLS AND EFFICIENT LED LIGHTING.
- · WAREHOUSE SKYLIGHT, CEILING FAN AND GAS-FIRED UNIT HEATER.
- · OPERABLE WINDOWS AND HVAC UNIT PROVIDED FOR HEATING AND COOLING MEZZANINE.

Upgraded Mezzanine Features

FLOORING

 Supply and install vinyl flooring. Purchasers will have an option to choose either light - Frosted Grey (Impact Flooring) or dark -Sunset Khaki(Impact Flooring) flooring.

MILLWORK

- SUPPLY AND INSTALL 5' OF LOWER BASE CABINETS & UPPER CABINETS COMPLETE WITH FRIDGE GABBLE.
- · SUPPLY AND INSTALL HARDWARE.

KITCHENETTE

- . WHITE CABINETS WITH BLACK HANDLES.
- Supply and install 3mm quartz countertop with 4-inch backsplash
 V800I (FirStone Countertops).
- KITCHENETTE IN THE MEZZANINE WILL BE SUPPLIED WITH HOT AND COLD WATER.





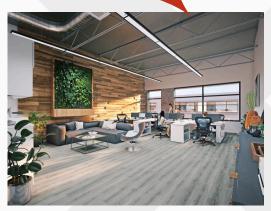
LEARN MORE AT INTRAURBAN.CA/MCCARTHY







INTRAURBAN McCarthy Incentives







NEW FEATURE PRICING

PC Urban is excited to present special pricing for the next 5 units sold at IntraUrban McCarthy. Enjoy the limited-time discounted price, offering a \$15 per square foot reduction with an upgraded mezzanine!*

EXAMPLE Unit 104	Total Area (SF) 2,068	Base Price	
		\$/SF	TOTAL PRICE
		\$390	\$806,520.00
		New Price (wihtout upgraded mezzanine)	
		\$/SF	Total Price
		\$360	\$744,480.00
		New Price (with upgraded mezzanine)	
		\$/SF	TOTAL PRICE
		\$375	\$775,500.00

^{*}Effective May 22, 2024. Please contact listing broker for more details.

FOR MORE INFORMATION, PLEASE CONTACT

STEVE LAURSEN 250.808.8101

PERSONAL REAL ESTATE CORPORATION

EXPLORE TODAY AT INTRAURBAN.CA/MCCARTHY



