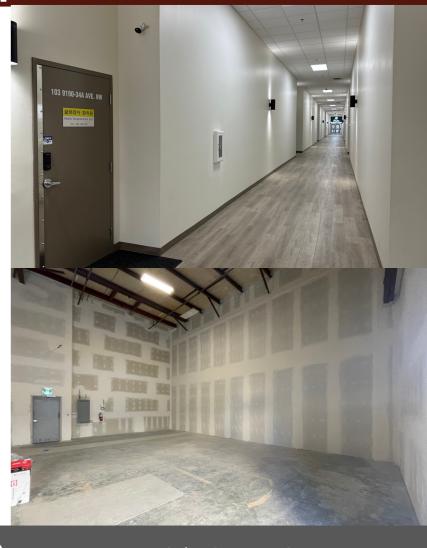


## New 1,000 SqFt CRU For Sale

- Located in established commercial area, across from Maharaja Hall
- Available for Sale
- Newly renovated, all new systems: electrical, mechanical & exterior
- Ample common parking over 150 stalls plus street parking
- Low operating costs, separately metered utilities
- Ideal for office uses
- Option to build out second floor to increase square footage







#103,9190 -34A Ave	20	990	SOLD
#104,9190 -34A Ave	21	990	SOLD
#105,9190 -34A Ave	22	1001	SOLD
#106,9190 -34A Ave	23	990	<b>Av</b> ailable
#107,9190 -34A Ave	24	1001	SOLD
#108,9190 -34A Ave	25	1001	SOLD
#109,9190 -34A Ave	26	958	SOLD
#110,9190 -34A Ave	27	1055	SOLD
#111,9190 -34A Ave	28	1066	SOLD
#112,9190 -34A Ave	29	1066	SOLD

**Parking:** 

over 150

Ceiling: Size: 25' or higher 25ft x 42ft (+/- 1,000 sf) Condo Plan: 202 0261 Units 23 & 24

Zoning:

IB Business Industrial

2023 Condo Fees:

\$2.55 /SqFt/yr (\$200/month)

**2023 Taxes:** 

\$5,600 +/-(\$460/month)

**Utilities:** 

Separately metered

