

INDUSTRIAL BUILDING

FOR SALE

204 - 41 AVENUE NE

Sale Price: \$4,750,000



PROPERTY DETAILS

- Located in Greenview Industrial District
- 11,195 SF single story office/warehouse building
- Situated on a 1.05 acre (45,856 SF) +/- irregular shaped corner lot
- Zoned I-R (Industrial-Redevelopment) allowing for a mix of industrial and commercial users
- Concrete block and wood framed exterior walls, constructed in 1967
- Woodframe addition on back of the warehouse for added storage
- Flat roof built-up tar and gravel with 1/3 of roof replaced in 2020

For further information
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RE/MAX

REAL ESTATE (CENTRAL)

Re/Max Real Estate Central
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SITE PLAN



SITE

An irregular shaped corner parcel, having frontage to 41 Avenue NE of approximately 221 feet, forming the south boundary of the site. The western boundary is formed by 1 Street NE with frontage of approximately 242 feet. The depth on the east boundary is approximately 194 feet.

The site is generally level with a gentle slope.

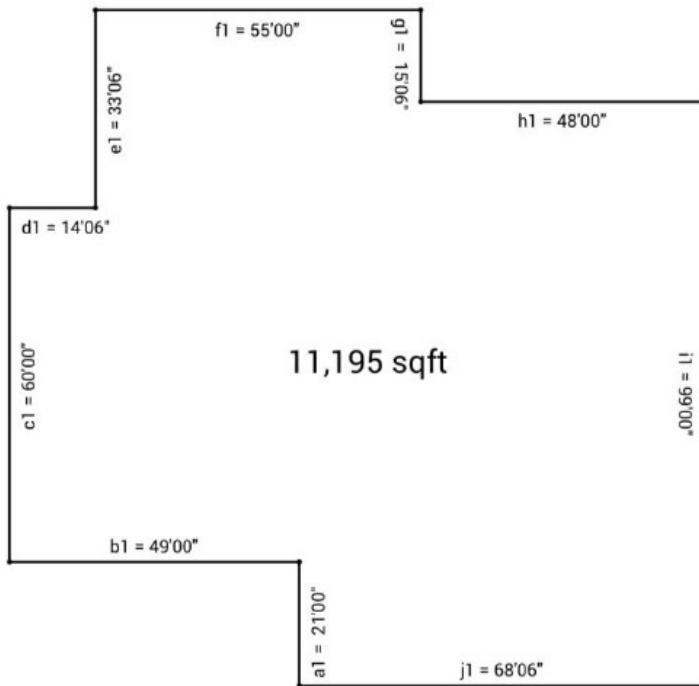


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OFFICE/SHOWROOM/STAFF

- The office area includes a small showroom, several offices, parts storage and service counter, staff lunchroom and staff washrooms.
- Finishes are basic and include painted concrete, VCT and carpeted flooring.
- Wall finishes included painted concrete block and drywall. Ceiling finishes include suspended designs, drywall (textured), and open to the underside of the roof deck.
- Lighting is primarily from recessed and ceiling hung strip fluorescent units.
- Ceiling height in Office/Showroom is 8 to 11 feet ±

WAREHOUSE

- The warehouse layout provides open clear span workspace.
- Warehouse area has concrete floors and concrete block walls.
- Ceilings are open to the underside of the wooden roof deck and open web steel joists.
- Ceiling height in warehouse is 18 feet± to the underside of the joists.
- Warehouse lighting consists of a mixture of ceiling hung strip fluorescent fixtures and metal halide.

BACK ADDITION

- Wood framed addition on the back of the warehouse provides added storage space.
- The exterior is stucco covered, while the interior features a poured floor with gypsum covered walls and ceiling.
- Demising that includes a small unfinished office and storage mezzanine.

LOADING DOORS

- Two - 14 foot overhead drive-in sectional doors with automated openers in the main shop area.
- One - 8 foot overhead sectional door access the main showroom.
- One - 8 foot overhead door provides delivery access to the parts area.
- One older 8 foot wooden overhead sectional door off the main warehouse.
- One - 12 foot overhead sectional metal drive-in door accesses the north addition.

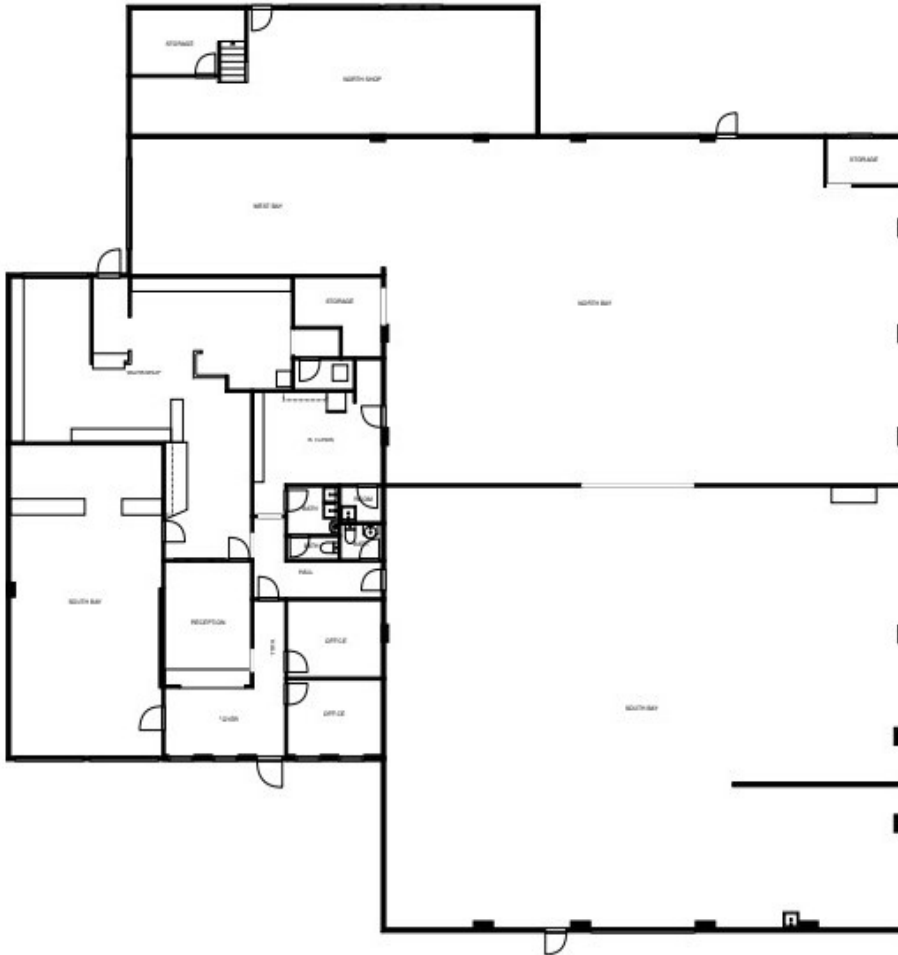
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FLOOR PLAN/MEASUREMENTS



Main Floor

Reception	16'1" x 23'7"
South Bay	38'00" X 20'3"
Parts Room	31'9" x 26'8"
Dressing Room	17'4" x 11'8"
Bathroom	8'11" x 6'10" - 4P
Janitor Room	4'9" x 4'1'
Storage	10'1" x 12'4"
West Bay	16'3" x 34'10"
North Bay	43'0" x 68'0"
South Bay	54'5" x 68'10"
Bathroom	4'10" x 4'4" - 2P
Office	9'4" x 12'0"
Office	9'8" x 12'00"

North Shop - Separate Entrance

Shop	15'7" x 39'00"
Tool Room	7'0" x 12'10"
Storage	7'11" x 12'5"
Office	15'5" x 12'3"

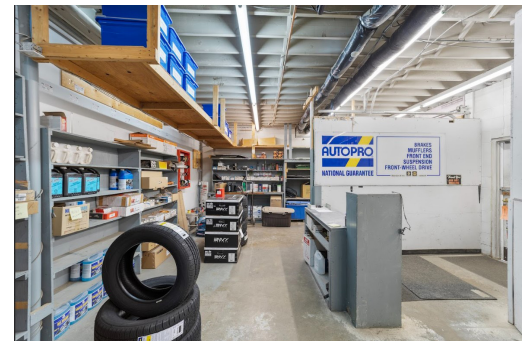
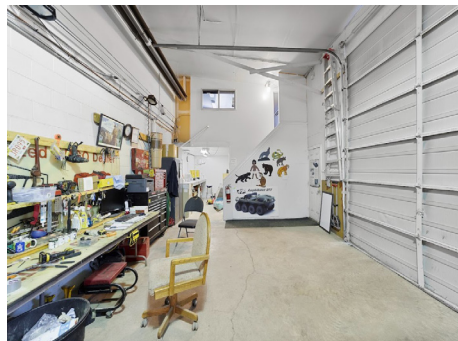
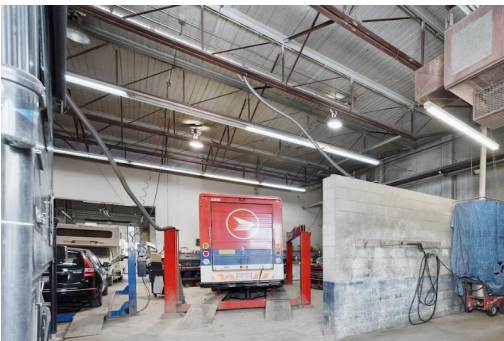
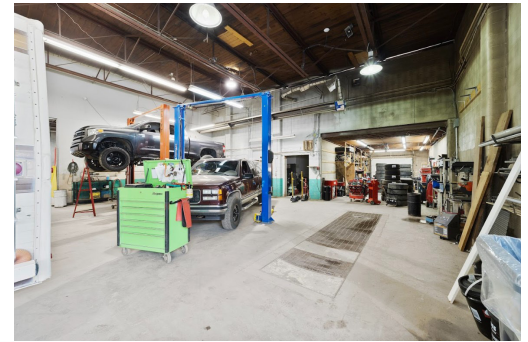


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