



FOR SALE

42 Matheson Parkway

~Building Area:

Building—~16,744 sq. ft

Lot Size - ~1.4 Acre or 60,984 sq. ft.

\$3,700,000.00

Plus Goods and Services Tax (GST)

For more information contact:

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FOR SALE: 42 MATHESON PARKWAY

LOCATION:	42 Matheson Parkway
LEGAL:	Lot 11 Block 1 Plan 43398 WLTO In SE 1/4 16-11-4 EPM
BUILDING AREA:	Approximately 16,744 sq. ft
LOT SIZE:	Approximately 1.4 Acre or 60,984 Sq. Ft.
ZONING:	M2, Springfield Municipality
FEATURES:	Fully leased building with 5 units ranging from 2,068 sq. ft. to 6,281 sq. ft. Each unit equipped with 12 X 14 OHD, 3 phase 600 volt power and 18 ft ceilings. 4 Units equipped with A/C.
2021 REALTY TAXES:	\$35,604.06
POSSESSION:	To Be Arranged
PARKING:	Ample Scramble On Site
FINANCING:	Purchaser to arrange its own financing Possible Assumable Mortgage
SALE PRICE:	\$3,700,000.00 Purchase price is subject to Goods & Services Tax



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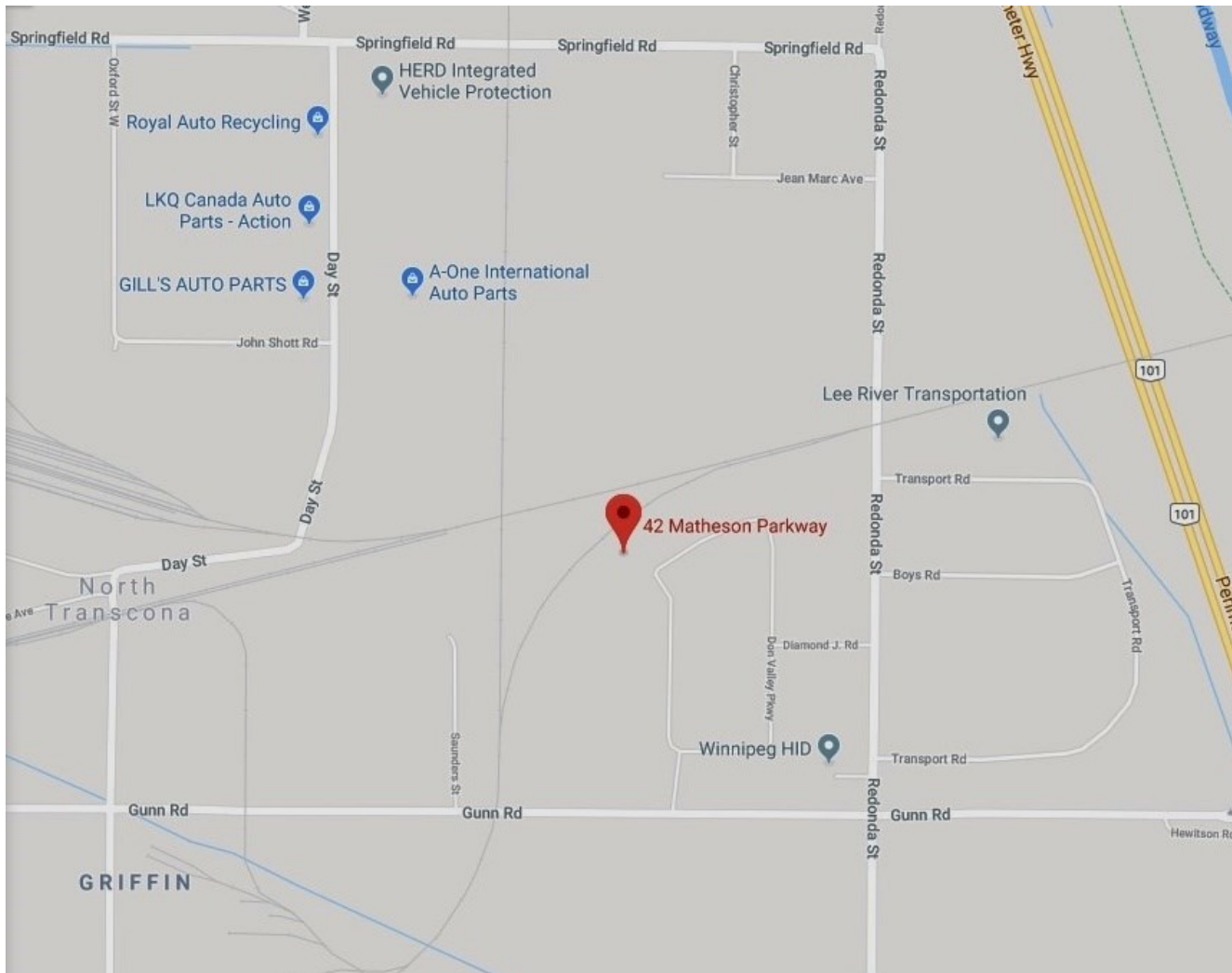


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