



FOR SALE

200 Transport Road

~Building Area:

Building—~9,200 sq. ft total

Land - ~1.0 Acre

\$1,750,000.00

Plus Goods and Services Tax (GST)

For more information contact:

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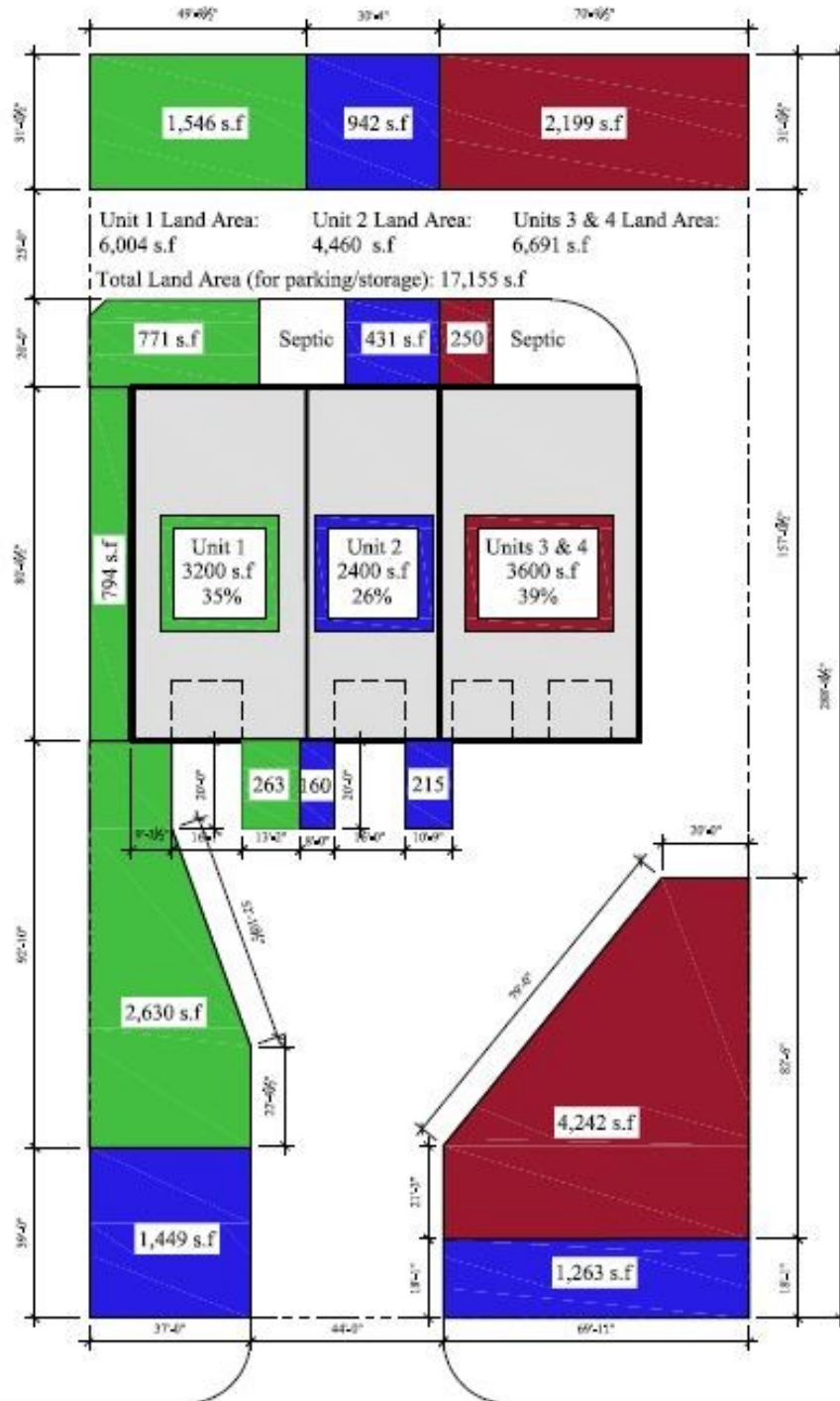


FOR SALE: 200 TRANSPORT ROAD

LOCATION:	200 Transport Road
LEGAL:	Lot 13 block 1 Plan 35572 WLTO In W 1/2 15-11-4 EPM
BUILDING AREA:	Approximately 9,200 sq. ft
LOT SIZE:	Approximately 1.0 Acre
ZONING:	Industrial, Springfield Municipality
FEATURES:	Four units in building. Unit 1 (3,200 sq. ft.) & 2 (2,400 sq. ft) currently vacant and ready for owner occupier. Units 3 & 4 (1,800 sq. ft. each, total 3,600 sq. ft.) leased until June 30, 2024. Building has 18 – 20 ft ceiling heights with two 14 X 14 foot OHD and two 16 X 14 OHD. Building has well water, holding tanks and inground catch basin. Perimeter fence with rolling gate. Adjacent to East Perimeter Highway with excellent visibility. Excellent opportunity for Owner Occupier.
2023 REALTY TAXES:	\$18,883.78
POSSESSION:	To Be Arranged
PARKING:	On Site
FINANCING:	Purchaser to arrange its own financing Vendor willing to finance
SALE PRICE:	\$1,750,000.00 Purchase price is subject to Goods & Services Tax



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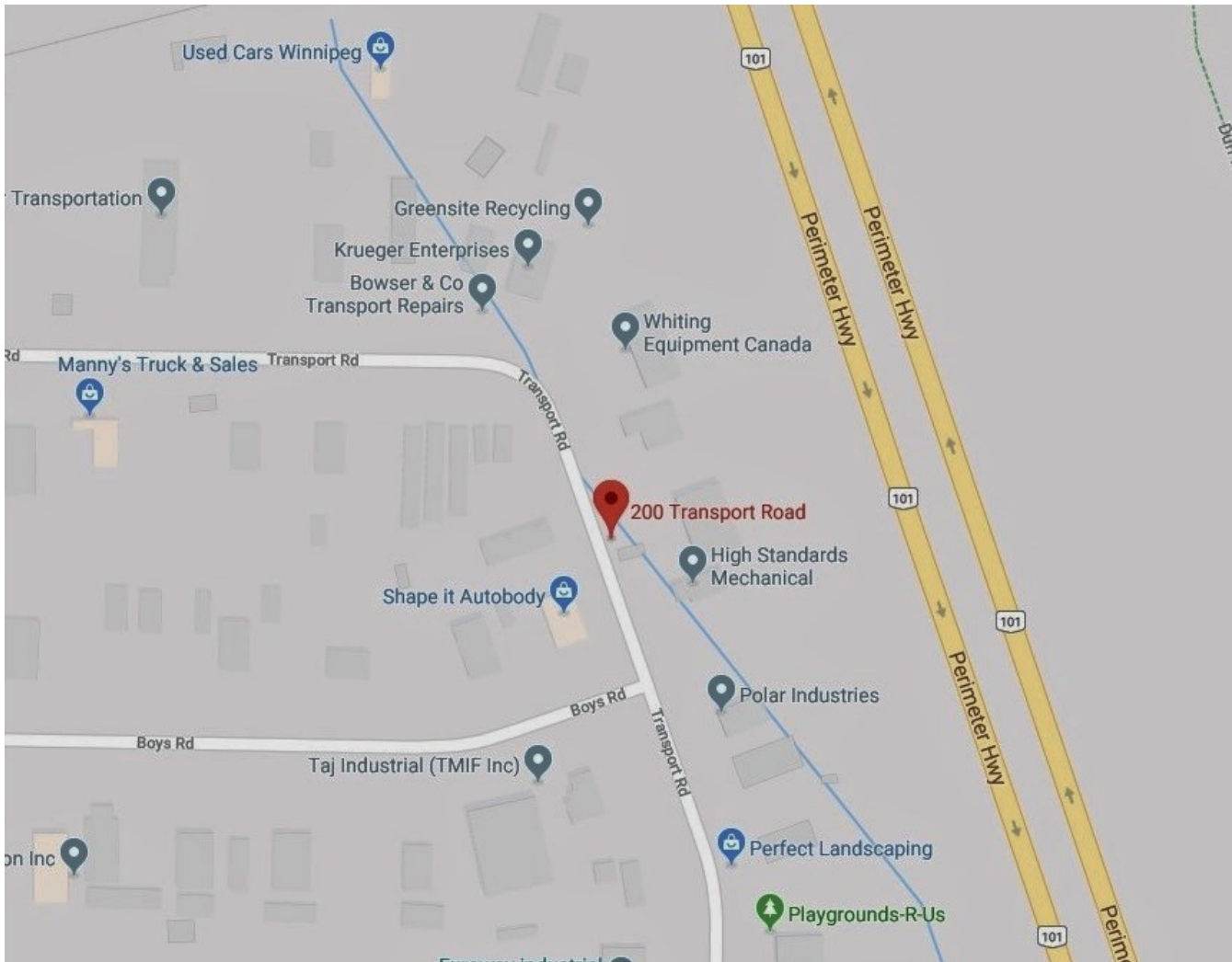


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