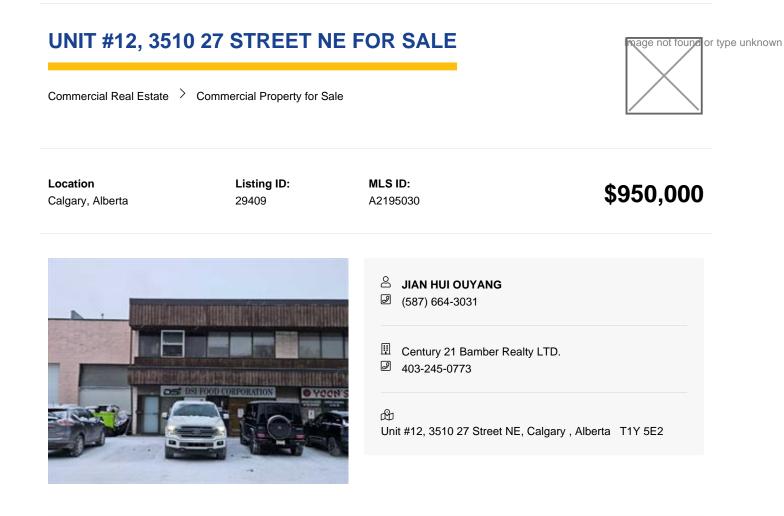


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Transaction Type For Sale	Days On Market 111	<b>Zoning</b> I-G
<b>Subdivision</b> Horizon	<b>Year Built</b> 1981	Structure Type Industrial
Property Type	Property Sub Type	Legal Plan
Commercial Building Area (Sg. Ft.)	Industrial Building Area (Sq. M.)	8111238
3439.00	319.49	N/A
Restrictions None Known	<b>Reports</b> Building Plans	

Amazing Opportunity! This 3,029 sq. ft. space, plus a 410 sq. ft. mezzanine, is in a highly sought-after location with quick access to Barlow Trail, 16th Avenue, and 32nd Avenue. The property features a 14 ft. loading door, three bathrooms, office space, and ample parking with four assigned stalls plus six visitor parking spaces. Enjoy low condo fees—only \$500 per month, which includes water, garbage collection, snow removal, lawn care, and landscaping. Great for owner-users and investors alike! Whether you're looking to establish your business or make a smart investment, this property offers excellent value and potential. Don't miss out on this exceptional opportunity! Contact us today for more details.

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