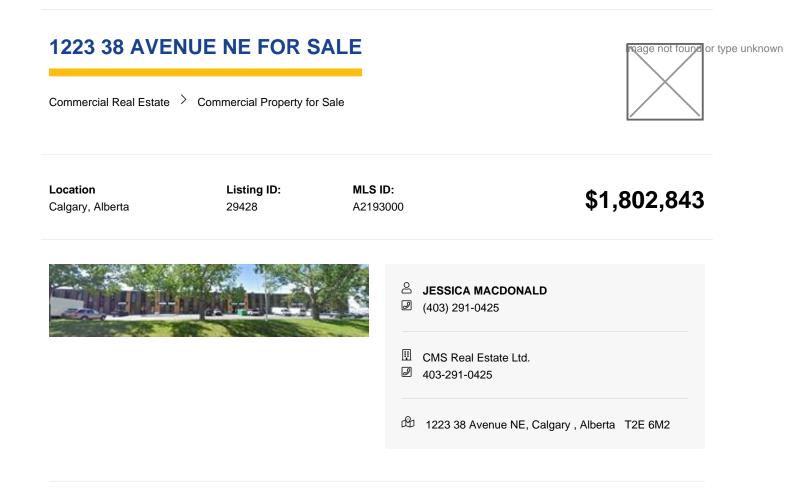


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Transaction Type	Days On Market	Zoning
For Sale	2	I-G
Subdivision	Year Built	Structure Type
McCall	1977	Warehouse
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	2310111
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Footprint (Sq. Ft.)
8881.00	825.07	8881
Inclusions	Restrictions	Reports
N/A	Condo/Strata Approval	Floor Plans,Title

Industrial condo bay totalling 8,881 sq.ft. with 6,360 sq.ft. on the main floor and 2,521 sq.ft. mezzanine. 10' x 10' dock loading door. 21' Ceiling in the warehouse. 4 Assigned parking stalls with 19 visitor parking stalls on site. 68' marshalling area. Upgraded with new RTU, LED lighting, new man and overhead door, new unit heater and electrical panel (100A/600V). Condo Fees: \$1.25/sq.ft. (est. 2025).

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