

WELCOME TO 22 STUDNEY DRIVE \$1,310,000 HAY RIVER



SHANE CLARK

WORK 867.669.2110 CELL 867.446.4663



HEAT	INSULATION	BUILDING	LOT
Type PROPANE - HW INFLOOR Annual Cost \$8,244.92 Litres Over Last 12 Months	Ceiling: R 60+ Walls: R 28 Floor: R Heated Skirting: R	Sq.ft 5500 Age 2022 Lot Block Plan Un	Lot Sz 60000 Garage Parking Taxes \$5,333
SPECIAL FEATURES /FURN	IISHINGS:	654 365	Year 2023

Ready for your own warehouse & property to expand your operations! Quality constructed & new warehouse-style shop plus residence immediately available in this 2 storey 5500 square foot complex on a large & level graded lot with loads of parking space all geotextile in place. Best practices in mind when construction of this property was completed, features in the living space include Walnut cabinetry, glue down engineered flooring plus Italian manufactured tile flooring in kitchen and baths. \$30k in granite countertops plus custom touches throughout. Industrial shop has two tall bay doors, infloor drainage system in the super reinforced concrete slab floor & and a dual boiler system off propane that provides in slab heating to the warehouse and radiant & infloor heating to the upper level. Attractive and durable metal siding & roofing plus R-values above required ratings. Heating costs positively reflect this. Call Shane at 867-446-4663 or email shanec@cbyk.ca for further info.

Water Costs 1yr. \$1425.86 Sewer Costs 1yr. \$713.11 Electrical Costs 1yr. \$4091.01

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