

WELCOME TO

1 CORONATION DRIVE

\$900,000

JIM WELLER

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HEAT		INSULATION		BUILDING				LOT	
Type	HW OIL	Ceiling: R 40		Sq.ft	6101	Lot Sz		32198	
Annual Cost		Walls: R 28		Age	1978/95	Garage			
Litres Over		Floor: R				Parking		Multi	
Last 12		Skirting: R		Lot	Block	Plan	Unit	Taxes	\$10743
Months				32	502	1363		Year	2024

SPECIAL FEATURES /FURNISHINGS:

Three bay industrial warehouse or trades shop with mezzanine offices and a separate residence on the same lot.

This property will be of interest to business operators as well as investors as two bays are leased on a term basis while the third one and the residence recently became available for occupancy by an owner or new tenants.

The lot is almost 3/4 acre in size, flat and gravelled with ample parking for all four tenants.

The main building is a 3200 sf., 3 bay shop/warehouse complex, each one with office mezzanines, individual washrooms and either a 12' or 14' OH door. It was built in 1985 and has been well maintained over the years. It has 8 inch thick walls, a hot water oil boiler, low heating bills, a 200 amp service including 3 phase, a metal roof replaced in 2003 and metal siding.

The 1028 sf residence was added in 1995 and has two one-bedroom suites each with four-piece bathrooms and individual living rooms, that share a common kitchen and dining room.

This property can be purchased either on its own or jointly with 3 Coronation Drive which is available concurrently.

