

## WELCOME TO 1 CORONATION DRIVE \$900,000



JIM WELLER

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HEAT	INSULATION	BUILDING		LOT	
Type HW OIL Annual Cost	Ceiling: R 40 Walls: R 28	Sq.ft 610 <sup>-</sup>	ft 6101		32198
Litres Over Last 12 Months	Floor: R Skirting: R	Age 1978/ Lot Block Pl	'95 an Unit	Parking Taxes	Multi \$10743
SDECIAL FEATURES /FURNISHINGS:			63	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.



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