

## FEATURES

- Quick access to McKnight Blvd NE, Metis Trail NE and 64th Ave. NE
- Across from McKnight - Westwinds LRT station
- The bay has 2 front doors, windows at ground and mezzanine level
- South facing for plenty of natural light

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## Property Information

Address	3770 Westwinds Drive NE, Bay 118
Location	Community of Westwinds
Condominium Plan	Plan 0614459, Unit 5
Size	1,790 sq. ft.
Ceiling Height	21'
Power	3-phase / 480 volts / 260 amps
Loading	12' x 12' drive-in door
Price	\$415,000.00 (\$231.84 psf)
Condo Fees	\$183.00 per month (+/-)
Property Taxes	\$4,450.00 per year (+/-)
Lease Rate	\$ 9.00 psf
Op Costs	\$ 3.68 psf (+/-) (utilities paid separately by Tenant)

### Note

This recently completed bay has had approximately \$90,000 worth of high-end improvements, including a 275 sq. ft. front office with granite flooring, 275 sq. ft. mezzanine, kitchenette, washroom, T5 shop lights, Rinnai water heater, EMT wiring, armoured cabling and a large electrical supply that would accommodate most manufacturing needs.

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