

For Sale

HIGHLIGHTS

- Close to major arterials
- NO Condo Fees or Condo Boards & Condo Bylaws
- Air conditioned 2nd floor office
- In-floor heating
- Tilt-up construction
- Paved yard
- Corner lot
- Drive through bay

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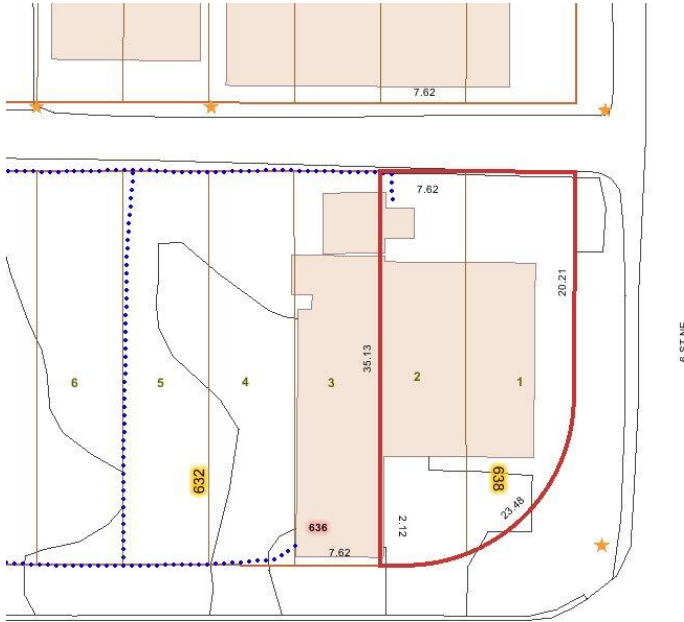
**PRICE
REDUCED**



Property Information

Municipal Address:	638 – 35 th Avenue NE
Industrial District	Greenview
Land Use Designation	Industrial Redevelopment (I-R) District
Building Size	3,354 sq. ft., more or less
Constructed	1990
Lot Size	0.14 acres (approximate)
Legal	Plan 5942AD; Block 18; Lots 1 & 2
LIST PRICE	\$945,000.00 \$890,000.00

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35 AV NE

