

FOR SALE

WAREHOUSE SPACE

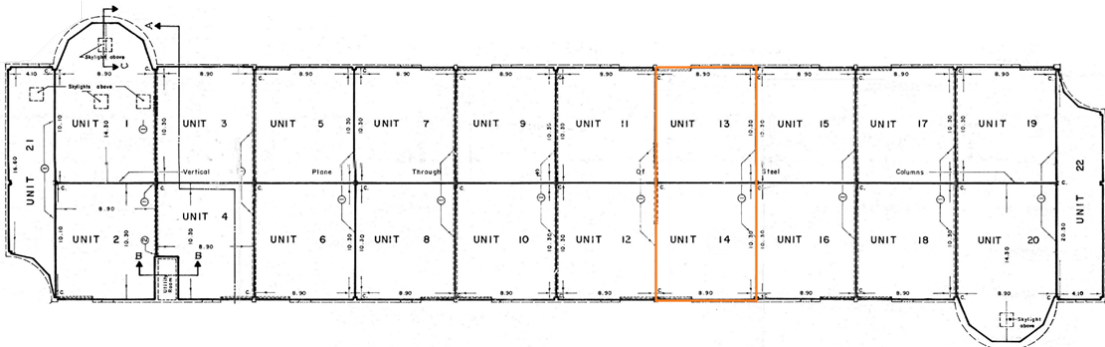
4090 Belgreen Drive, Unit 13 & 14, Gloucester, ON. K1G 3N2

BUILDING FEATURES

- Sale Price \$805,000
- 2,000 sq. ft. total
- Each unit has 4 parking spaces plus the space in front of the overhead door for a total of 10 spaces
- Space wide open approx. 30 ft. by 67 ft
- Two grade doors approx. 12 ft. wide by 14 ft. high
- 600-volt service
- Clear height is 18 ft

SALE DETAILS

ADDRESS	4090 Belgreen Drive, Unit 13 & 14, Gloucester, ON. K1G 3N2
PROPERTY TYPE	Warehouse space
ZONING CODE	Heavy Industrial
CONDO FEE UNIT 13	\$476.05 Plus HST per month
CONDO FEE UNIT 14	\$476.05 Plus HST per month





GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales
Representative

Capworth Commercial Realty Brokerage
Corporation

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 4

Email geoffg@bell.net

Main Office:

1390 Prince of Wales Drive,

Suite 106, Ottawa, Ontario K2C 3N6

The Condo fee includes:

- Snow removal
- Landscape
- Building insurance
- Common area hydro
- Reserve fund allocation
- General maintenance and repair
- Management and administration

2025 Real Estate Taxes Estimated \$3,750.00
for each unit.

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CAPWORTH for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CAPWORTH in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CAPWORTH.