

FOR SALE



WAREHOUSE SPACE

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

BUILDING FEATURES

- Sale Price \$790,000.00
- 2,000 sq. ft. total
- Currently leased however vacant possession can be arranged.
- 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 3 phase 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

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The Condo fee includes:

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

Both bays are leased at a total net of
\$2,500.00 per month until March 31, 2026

2024 Real Estate Taxes Unit 13 \$3,723.45

2024 Real Estate Taxes Unit 14 \$3,723.45

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