



GREENWAY REALTY LTD LISTING INFORMATION

Property Address: 49, 51 & 53, 102 Avenue	Listing #: 2012-04
Legal Description: Lots 1368, Plan 1021 & North ½ lots 69 & 70, Plan 38	Telephone: 874-2232
Vendor: Northwestel Inc.	Taxes: Lot 1368: 145.56, Lot 69: 746.20, Lot 70: 5,307.76. Total: \$6,199.52
Price: \$250,000	Deposit: \$5,000
Showing Instructions: Call ahead	Style: Single storey building
Construction: Concrete block, Steel frame, steel pilings, R-20 walls, R-40 roof	Age: 1962-1969
Lot Size: 1.24 Acres	Neighbourhood: Mixed use. Residential & Commercial. Zoned Transportation
Floor Area: 11,302 sq.ft.	Bedrooms: N/A
Rooms:	Bathrooms: N/A
Fireplace/Woodstove: No	Heating: Hot water heat from oil-fired boilers
Basement: No	Landscape: Asphalt parking lot, partial fencing
Exterior: Metal siding, some brick, metal roof	Garage: N/A
Possession Date: Immediate	Heating costs approx. \$22,000/year
Special Features & Remarks: 11,302 sq.ft. building on 1.24 acres with huge asphalt parking lot. Building comprised of offices, workshops, storage, lunch room, bathrooms, mechanical rooms. An excellent space for a warehouse or expanding business operation. Fenced on two sides, located on Vale Island.	
Chattels/Fixtures included in sale: As is, where is	
Chattels/Fixtures excluded from sale:	
Listing Agency: Greenway Realty Phone: 874-2232 Cell: 876-1267 Fax: 867-874-2249	
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