

SALIENT DATA

Name of Facility # 661 Five Condo Bays Presently Used for Food Manufacturing

Size in sq. ft. 5,000 sq. ft. of floor space plus 1,000 sq. ft. of mezzanine space
(5 bays plus 3 mezzanines)

Condo Info & Details

Condo Fees: \$237 per bay, per month

Property Taxes: \$150 per bay per month

Parking: Lots of parking stalls

Details: 3 phase 500 amps
10 ft. exhaust canopy with make-up air system
3 overhead doors
2 glass front doors
2 bathrooms (3 more with roughed-in plumbing)
2 air-conditioning/heating units
800 sq. ft. cooler with double set of mechanics
2 more cooler units adding another 350 sq. ft. in working order but
presently being used for storage
300 sq. ft. blast freezer
3 separate kitchen areas all with stainless steel sinks, spray units and
hand-washing

Financing: Treat as clear title

General comments: What a great opportunity to own 5 condo bays presently being used for food manufacturing. There's lots of room for prep, refrigeration and freezer space to set up your own food manufacturing business. The location is excellent for downtown catering and it's close to major arteries and the airport. The use of the condos could be changed to any concept a new owner chooses. Great price for a facility as well-equipped and conveniently located as this! Please note that any additional moveable equipment may be purchased separately. The owner will also consider an option to lease.

ASKING PRICE: \$1,369,000

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