

# FOR SALE

## OFFICE/RETAIL CONDO

**West  
Downtown  
Ideal for  
Professional  
Offices  
Medical  
Law  
Accounting  
Engineering**



### SALE INFORMATION

Space Available:

**Total of 1260 Sq. Ft.**

**ASKING PRICE:**

**\$359,000**

**\$287.00/Sq. Ft. Net  
space no gross up**

**Condominium Fees:**

**\$963.00/Month**

**Property Taxes:**

**\$625.00/Month**

**Zoned for extensive  
list of office retail  
uses**

**EXTERIOR  
ENTRANCE**

**No waiting for the  
elevator**

### SITE INFORMATION

**PARKING One exclusive  
Use stall underground.  
#45**

**Surface Parking across  
the street, monthly fee.  
Good pay street Parking.**

**Amenities:**

**Concierge**

**Fitness Gym**

**Swimming Pool Indoor**

**Squash Courts**

*Presented By:*

**Bob Vesey**

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Commercial division

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SW**

**GREAT ACCESS  
ADJACENT TO  
LRT STATION**

**GREY ROCK**  
Marketing Solutions Inc.