

>>> FREE STANDING BUILDING WITH EXPOSURE <<<



HIGHLIGHTS / FEATURES

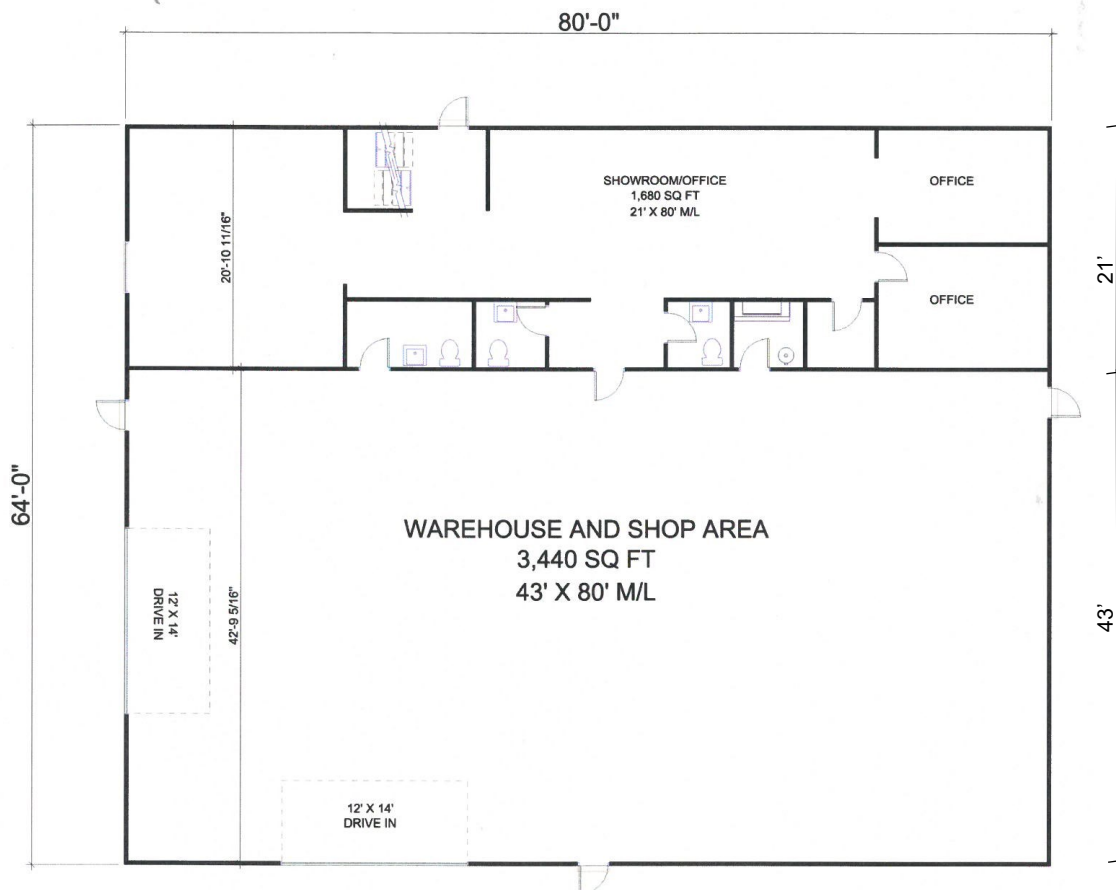
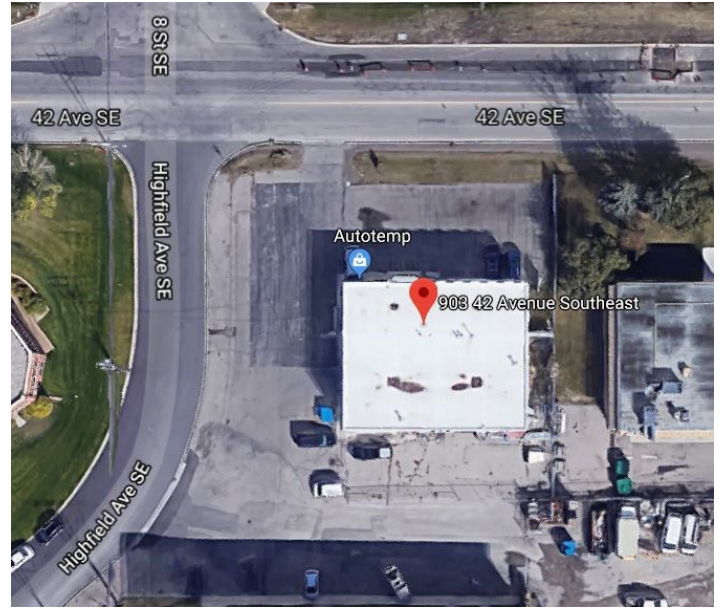
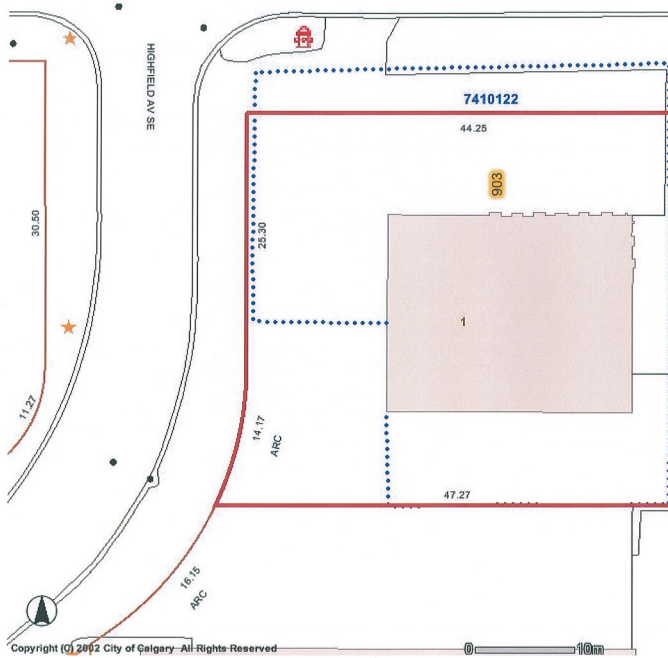
- Free standing building on 0.43 acres
- Great exposure to 42 Ave SE
- Convenient South Central location
- Ample parking and small yard area
- Ideal for auto service, detail, tire or glass businesses
- Additional 1,680 sq. ft. mezzanine storage at no charge

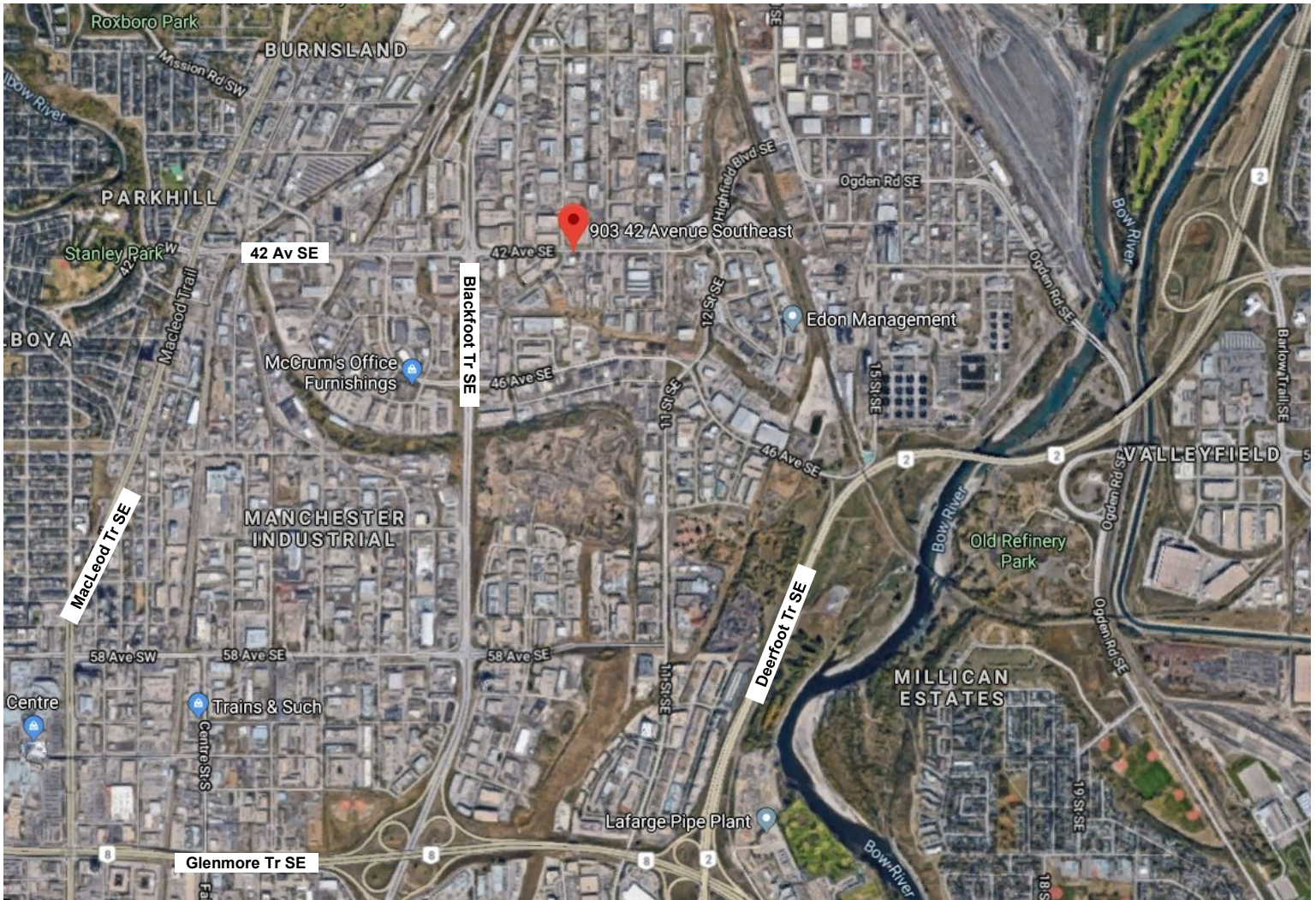
PROPERTY INFORMATION

District:	Manchester Industrial	Electrical:	200 amp at 120-208 volt, 3 phase
Land Zoning:	I-G Industrial General	Ceiling Height:	18' clear at eaves
Area Available:	5,120 sq. ft.	Rental Rate:	\$15.00 psf
Showroom	1,680 sq. ft.	Op Costs:	\$6.38 psf (2020)
Shop	3,440 sq. ft.		
Loading:	2- 12'x14' drive-in		

Lease

903 - 42 Avenue SE





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