

1284 VICTORIA GREENFIELD PARK

AREA : 2,376 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

BUILDING CATEGORY

To be determined

PROPERTY DESCRIPTION

A building of over 2,300 square feet that stands out for its interior layout, allowing for great flexibility in terms of layout to accommodate various businesses, including health services. Located in the heart of a dynamic area of Greenfield Park, the building enjoys advantageous visibility in an already well-established neighborhood, close to services, transportation, and major highways. This strategic location ensures maximum accessibility and exposure.

HIGHLIGHTS

- ✓ Offices laid out over two floors (9 rooms + kitchen + 3 bathrooms).
- ✓ 9 paved outdoor parking spaces.
- ✓ Excellent accessibility by public transportation and major roads.

ASKING PRICE :

\$898,000

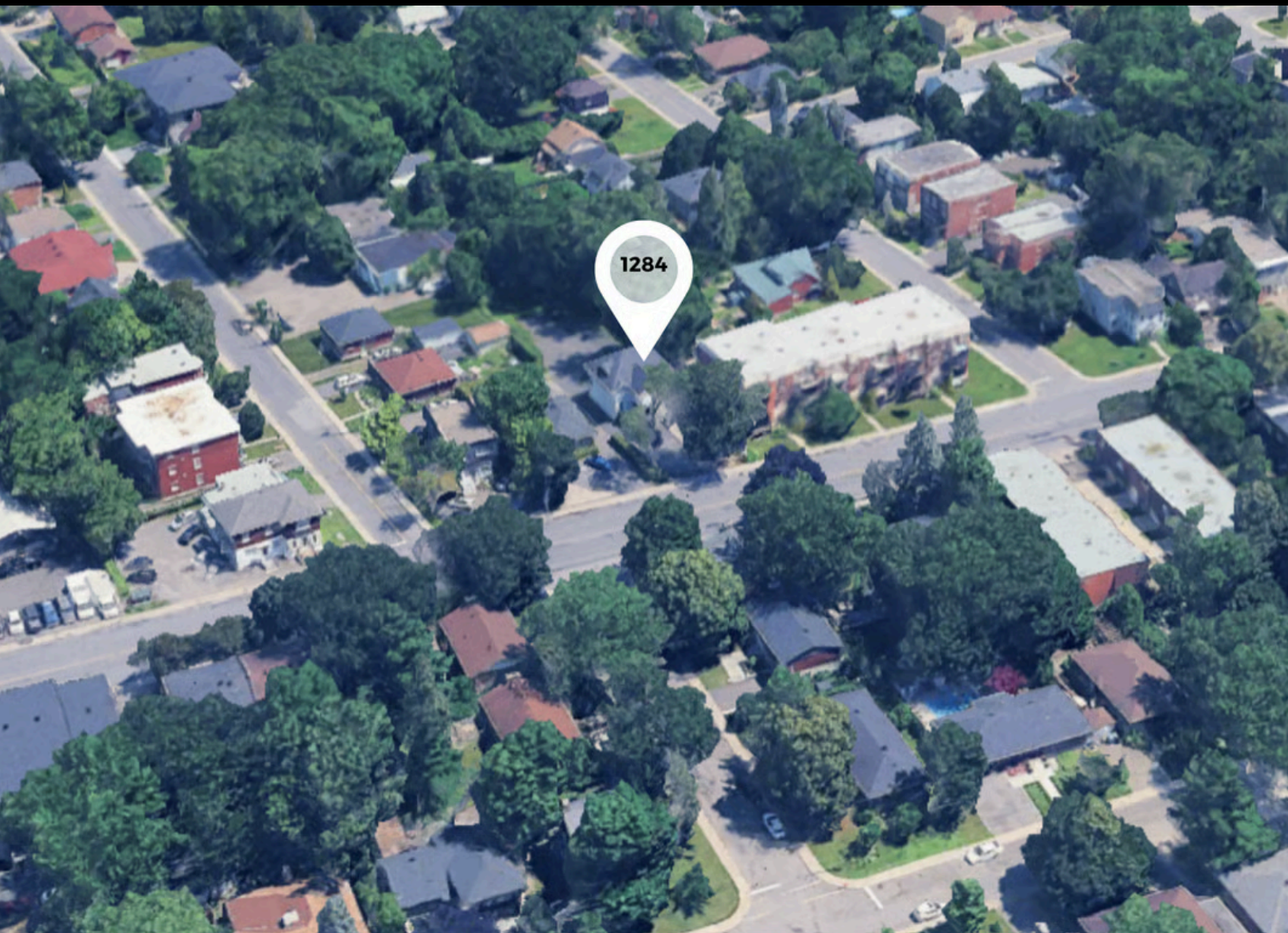
+ GST/PST

ADDITIONAL INFORMATION

6 offices upstairs / 3 offices on the ground floor + Waiting room / 3
bathrooms / Kitchen



1284 Victoria, Greenfield Park



BUILDING DESCRIPTION

General Information

Cadastral number	2 117 752
Land size	9 214 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	\$536,100
Municipal Land Assessment	\$278,500
Municipal Building Assessment	\$257,600

Construction

Clearance Height	To be verified
Number of Storeys	2
Type of Construction	Wood
Year of Construction	1985
Building Dimensions	34 x 28 p.irr

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Features

Plumbing	Copper / Pex
Condition of Roof	Asphalt shingles
Electrical Panels	Circuit breakers / Electrical inlet (200 amps)
Exterior Siding	Aggregate
Condition of Doors/Windows	Wood / Steel (Renovated)

Electromechanical System

Lighting	Fluorescent / Incandesc
Fire System	Smoke detectors
Security System	Alarm system
Existing Facilities	Medical and aesthetic clinic

Building type

The sale is made without legal guarantee of quality at the buyer's own risk.

Parking

Number of Parking Spaces	9
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Area

Gross Area	2,376 sq ft
Leasable Surface Area	2,376 sq ft



FEATURES

Plumbing

Copper / Pex

Heating System

Furnace / Electric baseboard heaters / Central heat pump / Forced air heating

Exterior Siding

Aggregate

Condition of Roof

Asphalt shingles

Hot Water System

Central reservoir (40 gallons - electric)

Environmental Report

Phase I (2013)

Service Contract

To be verified

Electrical Panels

Circuit breakers / Electrical inlet (200 amps)

Condition of Doors/Windows

Wood / Steel (Renovated)





