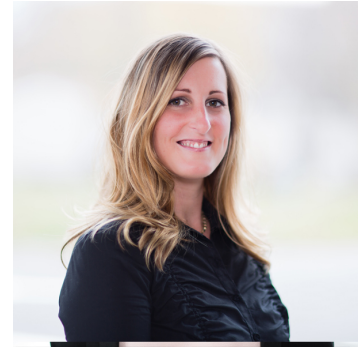


3659 Stanley Avenue , Niagara Falls



**CORRIE
VEENSTRA**

EMAIL: corrie@revelrealty.ca

PHONE: (905) 357-1700

FAX: (905) 357-1705



\$969,000



5000 Sq. ft.

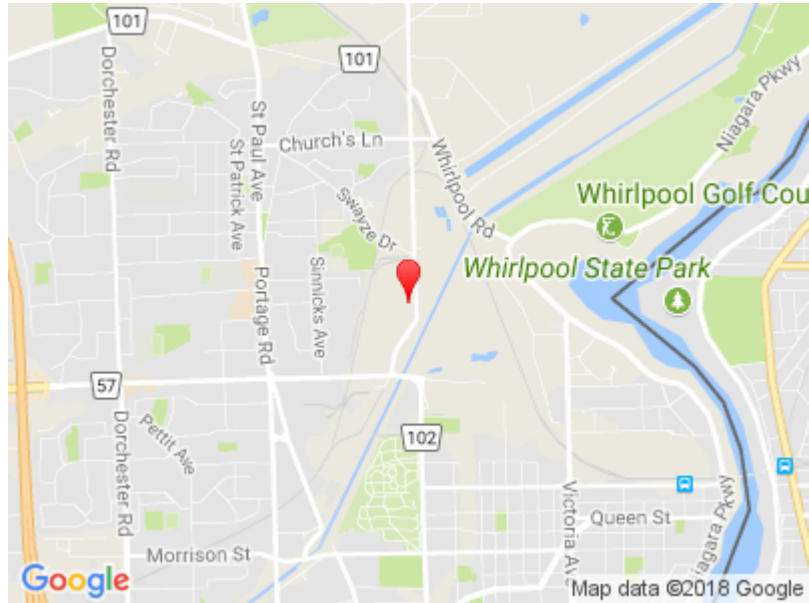
Description

Fully-finished condo unit available on Stanley Avenue just north of Thorold Stone Road. 5000 sq. ft. total space (3,000 sq. ft. on main level and 2,000 sq. ft. on second level). Consists of approx. 4,000 sq. ft. of open-concept, professional and modern office space along with 1,000 sq. ft. of clean, bright warehouse space featuring very high ceilings, 60,000 btu gas heater and 14 ft. overhead door. 100 amp, 600 volt power. Two 4-tonne HVAC units to service the main and second floor separately. Turn-key space. Zoning is Light Industrial, allowing many uses. Must be seen to be appreciated.

Details

MLS Number	30604852
Property Type	Industrial
Available	For sale
Water	Municipal water
Sewer / Septic	
Heating Type	Forced air
Cooling	Air Conditioned
Basement Type	None

Location



8685 Lundy's Lane, Niagara Falls, Ontario L2H 1H5

P: 905-357-1700 • F: 905-357-1705 • admin@revelrealty.ca