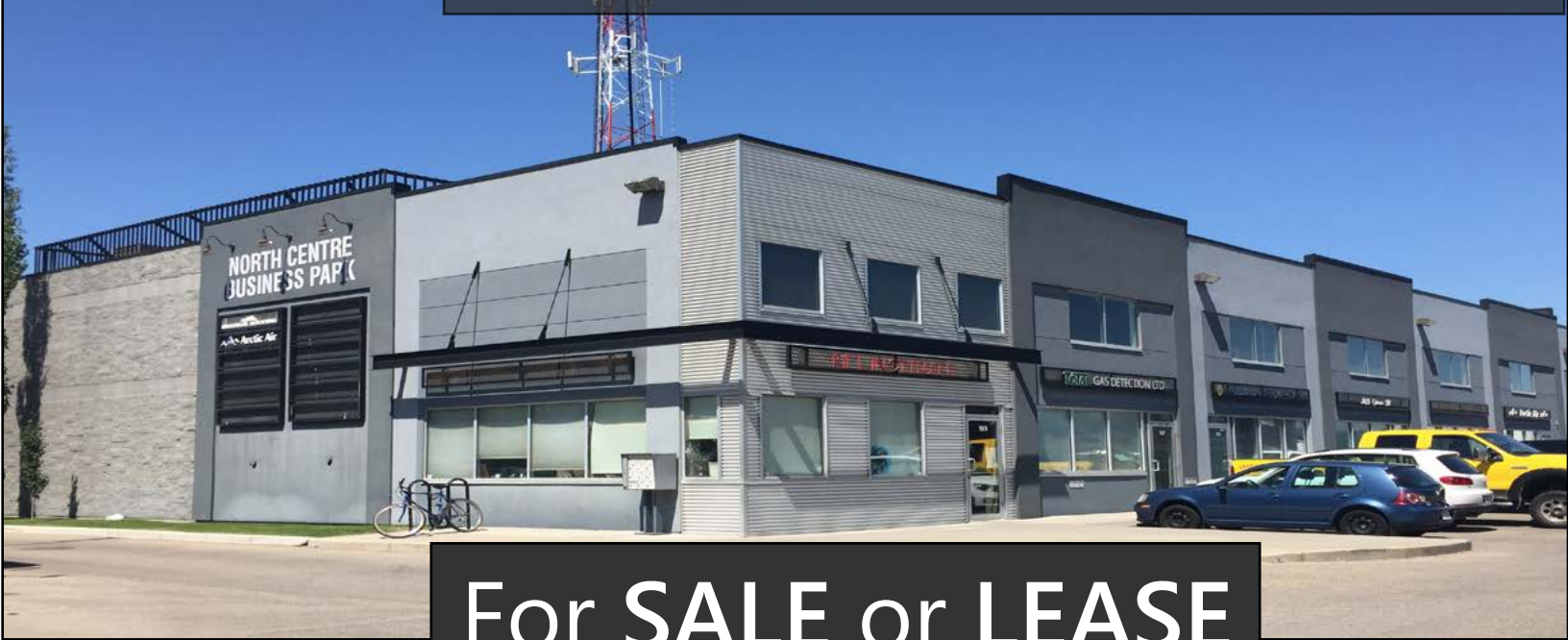


103, 2710 3 Avenue NE



For SALE or LEASE

Property Features

- Size:** 3,414 sq.ft.
- Main Floor Office:** 1,640 sq.ft.
- Main Floor Warehouse:** 360 sq.ft.
- Second Floor Office:** 1,200 sq.ft.
- Mezzanine Storage:** 212 sq.ft.
- Loading:** 1 Drive-In Door (10' x 12')
- Power:** 225 Amp
- Ceiling Height:** 19' Clear
- Zoning:** I-G
- Year Built:** 2006

- Asking Rate:** \$12.00/sq.ft.
- Op Costs:** TBV
- Asking Price:** \$679,000
- Condo Fees:** \$407.97 per month

- Location:** Meridian- Easy access to 16th Avenue, Barlow Trail, Memorial Drive



NOTE: Main floor can be leased separately from the second floor

CMS Real Estate Ltd.

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The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.