

# Vogue Realty Inc.

Real Estate Brokerage

P O Box 7

Kenora, On.

P9N 3X1



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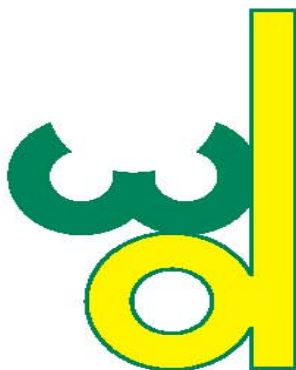
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**1415 Valley Drive**  
**Warehouse for Lease**

1578 10-03-22 MLS#



## WD Business Park



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## 1415 Valley Drive Warehouse for Lease

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<b>LOT</b>	<b>DESCRIPTION:</b>	The Business Park is: <ul style="list-style-type: none"><li>- Located on a 23 acre parcel</li><li>- Within the city limits</li><li>- Fully serviced</li><li>- Sewer, water, natural gas,</li><li>- Bus service and acres of parking.</li><li>- In a prime residential area</li><li>- Only a few blocks from the Airport Road By-Pass, Black Sturgeon Lake</li><li>- Kenora is growing to the North</li></ul>
	<b>Note:</b>	- The Abitibi Mill Property has an offer from a Developer for a mega development, a copy the article is attached.
	<b>Survey:</b>	Lot plan only
	<b>Zoning:</b>	Highway Commercial and Rural
	<b>Drive:</b>	Private gravel
	<b>Taxes 2009</b>	According to usage.
	<b>Ftge Chge:</b>	None, has been paid for.

<b>IMPROVEMENTS:</b>	Two, metal, ten thousand sq ft units. Dock level loading, 19 ft eve height Office & 2 washrooms, including a handicap. Can be opened up as one building for 20,000 sq ft building.
<b>Unit A</b>	<b>Building:</b> 80' wide by 120' in length. Nineteen ft eve height.
<b>North Side</b>	<b>Offices:</b> 2 storey 25' x 30' . Three washrooms includes a handicap. Inside truck well 25' x 30' . Wash bay with drain pit. <b>Warehouse:</b> Six inch reinforced cement floor Inside truck well, 25' x 30' dock level height Wash bay. One 80,000, dock leveller. Nineteen ft eve height. Center posted 4 every 25' last one is 20'.



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800,000, BTU hot water gas boiler.  
3 phase 347-600 volt service plus 400 amp 240 volt service.  
40 gal gas hot water tank (owned).  
Office furnace, not used, boiler heats office.

### Unit B South Side

**Building:** 80' wide by 125' in length.  
**Office:** One storey, 2 offices;  
each 12' x 13'.  
Two 2 pce washrooms.

**Warehouse:**  
Two 80,000, lb dock levellers.  
Nineteen ft eve height.  
Clear span.  
Four mid efficient gas unit heaters.  
3 phase 347-600 volt service  
plus 400 amp 240 volt service.  
10 gal electric hot water tank (owned)

**SERVICES:** Sewer: Yes/  
Phone/Cable: Available  
Nat Gas: Yes

**Water:** City.  
**Hydro:** Yes

**HEAT:** No previous heat costs available as they were rental units.

**COMMENTS:** Privacy act comes into play.  
One of a kind warehousing and office complex in and around the city of Kenora.

**LEASE RATE:** To be negotiated; dependent on length of lease and use.

**SHOWINGS:** Lease will be on an absolute net basis.

**POSSESSION:** Prefer 24 hr notice.  
Negotiable.





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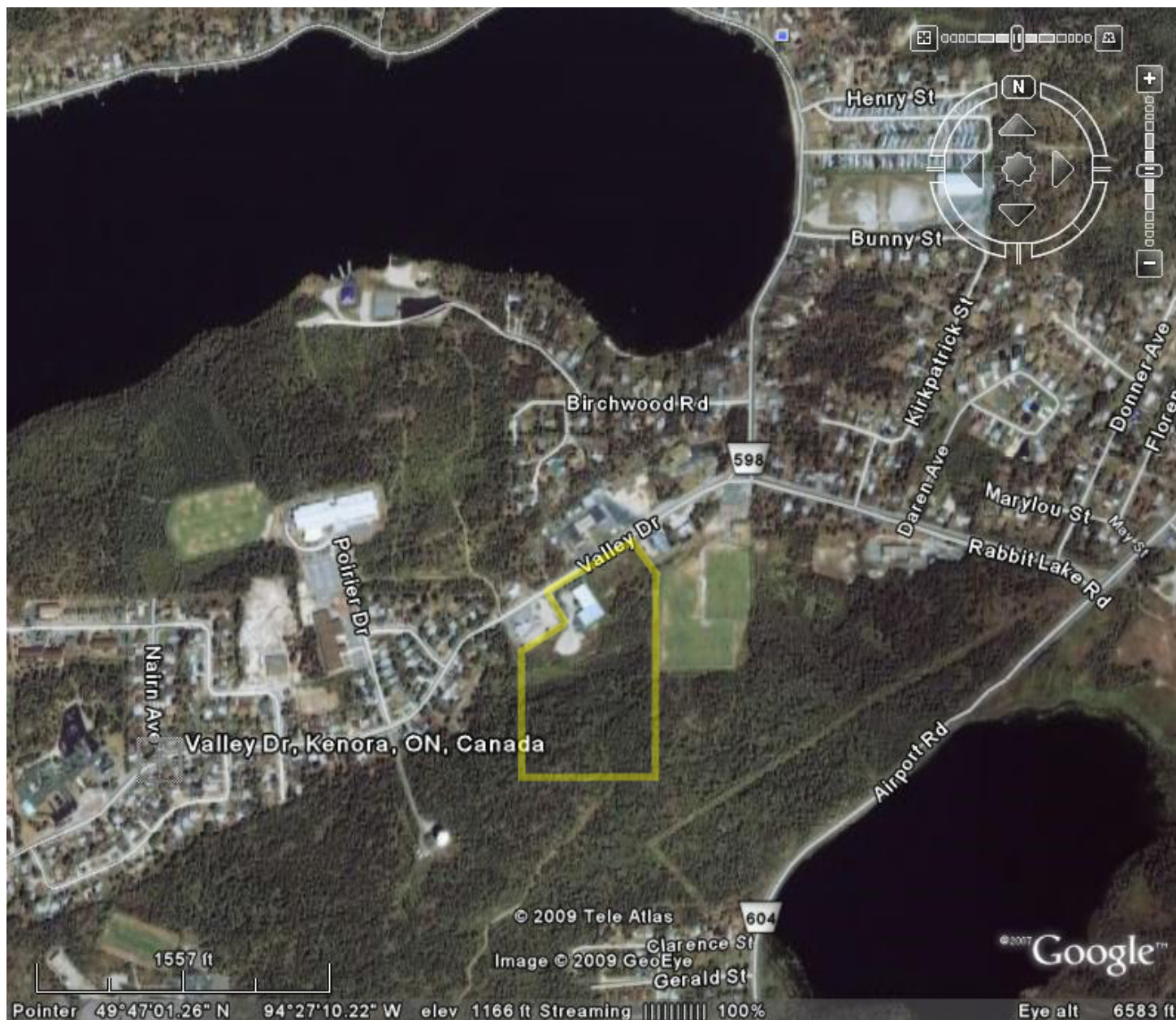
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