

542 Hespeler Avenue

GRETNA

\$479,900



COMMERCIAL BUILDING FOR SALE

- Fully finished commercial building for sale, situated on a highly visible corner lot
- 4,691 sq ft former credit union building with an entrance vestibule, large teller area, reception area, copy room, file room, lunchroom, server room, mechanical room, vault, boardroom, 5 offices and 2 bathrooms
- Ample parking consists of diagonal street parking along Hespeler Avenue, and a parking lot on the west side of the building. Green space on the lot could be converted to more parking if required.
- Lot dimensions are 156' x 120'. The property consists of 2 lots on separate titles; the building is constructed on both lots.
- The front of the building features exposed aggregate walkways, and flower beds
- Furniture on site is negotiable
- Available for quick possession
- PROPERTY TAXES: \$16,878.27
- EQUAL BILLING: Gas \$81.00/month Electric \$675.00/month



BUILDING DETAILS

- Building was constructed in 2003 with wood frame construction, concrete piles and beam foundation
- Exterior is stone, stucco, and vinyl siding and a metal roof
- Front exterior door and vestibule door are aluminum frame, and the back of the building has man door. Exterior windows are PVC throughout.
- Fully air conditioned with 3 central air units
- Heated with 3 forced air gas furnaces and has supplemental baseboard heaters throughout.
- Has a main 400-amp electrical panel & 3 – 250-amp subpanels
- Electric 105 litre hot water tank
- The interior is finished with painted drywall, suspended ceiling, recessed fluorescent lighting, tile, carpet and vinyl floors
- Offices have dedicated outlets, dual light switches, and supplemental baseboard heat, most with individually controlled thermostats



ROOM DIMENSIONS

Main Teller Area	49'3 x 35'3
File Room	7'11 x 10'1
Copy Room	12' x 8'10 with built-in cabinets
Lunch Room	15'10 x 12' with kitchenette
Vault	11'4 x 8'
Reception Area	22'7 x 12'5
Office 1	13'6 x 11
Office 2	13'6 x 11'10
Office 3	13'6 x 16'3
Office 4	11'3 x 13'6
Office 5	13'6 x 11'2
Boardroom	19'3 x 12'1 with kitchenette
Server Room	10'2 x 9'7
Mechanical Room with mop station	
2-piece bathroom	
3-piece bathroom	

LOCATION

