38 Haniak Road Oliver Paipoonge Ontario

$5,400,000

Long-Term NNN Industrial Sale-Leaseback Investment. 38,201 SF Freestanding Industrial Facility (Approx. 2,737 SF Office & 35,464 SF Industrial) On Approx. 18.45 Acres In Rosslyn (Oliver Paipoonge), Minutes West Of Thunder Bay With Quick Access To Hwy 130 And The Trans-Canada Highway (Hwy 11/17). A Well-Established Industrial Tenant With A 49+ Year Track Record Will Sign A New 10-Year Triple Net Lease On Closing At $12.00/SF In Year 1 With 2.5% Annual Escalations (Approx. $458,412 Year-1 Net Rent - 8.49% Going-In Cap Rate At List Price). Steel Frame Construction, 26 Ft Clear Height, 14 Grade-Level Doors, Crane-Served Bays, Gas Forced Air Heat. Originally Built 1974 With Expansions Through 2022. Zoned PM1 (Paipoonge Light Industrial). Large Yard With Outside Storage. Services: Hydro, Drilled Well, Septic, Natural Gas, Telephone & High-Speed Internet. Thunder Bay Is The Main Service Hub For Northwestern Ontario And The Gateway To The Ring Of Fire Mineral Region. Ideal For REITs, Institutional And Private Investors Seeking Stable, Hands-Off Income. (id:6769)

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ROYAL LEPAGE

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