



10 I-XL Crescent Lockport

\$973,500

This 100x50 building that was built in 2012 by Olympic builders is finished from head to toe. The perfect opportunity to take over a successful laser tag business that's been running for 8 years, or tailor the building to your needs. With over 3000 sf of potential warehouse space, with 18 ft ceilings and potential to add overhead door and three phase electrical. The warehouse space (Laser tag Arena) is 10/10 finished with aluminum siding. Current laser tag arena structure can be removed if desired. In the office you have 2000 sf of space on the main floor with 2 bathrooms, an office, and boardroom, with potential for more. Upstairs you have 1900 sf of built out space, already with huge boardroom / party room area, kitchen, 2 bathrooms, and foyer.

Opportunities are endless here, with over 2 acres of land, ample parking space, and opportunity to expand and or subdivide.



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