

Age of Building – 31 years (1991)
Current owners since 2017
Square feet - 2250
Zoning: Industrial Warehouse
Bathrooms - 1

1-38B BIGWIN ROAD
SHOWING NOTES

Full Legal Description:

UNIT 18, LEVEL 1, WENTWORTH CONDOMINIUM PLAN NO. 143 ; LTS 16, 17, PL M-246,
AS IN DECLARATION LT258031 ; HAMILTON

Inclusions:

- All Electric Light Fixtures, All Built-In Furniture and Cabinets, 2 Kitchen Cabinet Sets.

Monthly Maintenance Fee:

- \$351.35

Features & Upgrades:

- End Unit
- Welcoming & Turn-Key
- 2 Owned Parking Spots In Front of Unit
- Freshly Painted
- 3pc Bathroom
- Renovated
- 750SqFt Office Space
- 1500 SqFt Industrial Space
- Warehouse with 14-17 FT Ceilings
- Bay/Garage Size - 31 X 24 FT (10 FT Clear Height)
- Large Upper Level Loft currently features a Working Kitchen
- Monthly Maintenance Fee includes Grass Cutting, Snow Removal & Exterior Repairs

*Condo Board to replace the back man-door.



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SHOWING
PROTOCOL

PLEASE REMOVE YOUR SHOES



PLEASE USE HAND SANITIZER



PLEASE LEAVE LIGHTS ON



PLEASE DO NOT USE BATHROOMS

THANK YOU!



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