



NOW OFFERING FINISHED MEZZANINES



BUILDING FEATURES

- 28' CLEAR WAREHOUSE CEILING HEIGHT.
- ONE 12'X14' GRADE LEVEL LOADING DOOR PER UNIT.
- BUILT-IN CONCRETE SECOND FLOOR MEZZANINE WITH ROUGHED-IN WASHROOM PLUMBING.
- 3-PHASED POWER (200AMP).
- ESFR SPRINKLERS.
- ACCESSIBLE WASHROOM BUILD-OUT ON GROUND FLOOR.
- WHITE PRIMED INTERIOR WAREHOUSE DRYWALL WALLS FOR A TURNKEY, READY-TO-OPERATE SPACE.
- PRIMED & PAINTED MEZZANINE WALLS AND EFFICIENT LED LIGHTING.
- WAREHOUSE SKYLIGHT, CEILING FAN AND GAS-FIRED UNIT HEATER.
- OPERABLE WINDOWS AND HVAC UNIT PROVIDED FOR HEATING AND COOLING MEZZANINE.

UPGRADED MEZZANINE FEATURES

FLOORING

- SUPPLY AND INSTALL VINYL FLOORING. PURCHASERS WILL HAVE AN OPTION TO CHOOSE EITHER LIGHT - FROSTED GREY (IMPACT FLOORING) OR DARK - SUNSET KHAKI(IMPACT FLOORING) FLOORING.

MILLWORK

- SUPPLY AND INSTALL 5' OF LOWER BASE CABINETS & UPPER CABINETS COMPLETE WITH FRIDGE GABBLE.
- SUPPLY AND INSTALL HARDWARE.

KITCHENETTE

- WHITE CABINETS WITH BLACK HANDLES.
- SUPPLY AND INSTALL 3MM QUARTZ COUNTERTOP WITH 4-INCH BACKSPLASH - V8001 (FIRSTONE COUNTERTOPS).
- KITCHENETTE IN THE MEZZANINE WILL BE SUPPLIED WITH HOT AND COLD WATER.



LEARN MORE AT [INTRAUUR**BAN.CA/MCCARTHY](https://intraurban.ca/mccarthy)**



LIMITED TIME OFFER!

INTRAURBAN McCARTHY INCENTIVES



NEW FEATURE PRICING

PC URBAN IS EXCITED TO PRESENT SPECIAL PRICING FOR THE NEXT 5 UNITS SOLD AT INTRAURBAN McCARTHY. ENJOY THE LIMITED-TIME DISCOUNTED PRICE, OFFERING A \$15 PER SQUARE FOOT REDUCTION WITH AN UPGRADED MEZZANINE!*

EXAMPLE UNIT 104	TOTAL AREA (SF) 2,068	BASE PRICE	
		\$/SF	TOTAL PRICE
		\$390	\$806,520.00
		NEW PRICE (WIHTOUT UPGRADED MEZZANINE)	
		\$/SF	TOTAL PRICE
		\$360	\$744,480.00
		NEW PRICE (WITH UPGRADED MEZZANINE)	
		\$/SF	TOTAL PRICE
		\$375	\$775,500.00

*EFFECTIVE MAY 22, 2024. PLEASE CONTACT LISTING BROKER FOR MORE DETAILS.

FOR MORE INFORMATION, PLEASE CONTACT

STEVE LAURSEN 250.808.8101

PERSONAL REAL ESTATE CORPORATION

EXPLORE TODAY AT [INTRAURBAN.CA/MCCARTHY](https://intraurban.ca/mccarthy)