

The RMWB is offering for sale a pre-owned modular facility comprising **twelve (12)** interconnected modular Northgate Industries Ltd. trailer units forming a single, continuous structure of approximately **5,900 square feet**. Originally used as a childcare facility, the building includes **classroom-style spaces, maintenance storage, utility rooms, commercial kitchen,** and general-purpose areas. The building is no longer in use but remains in **relocatable condition**, ideal for buyers seeking economical space for educational, industrial, or operational reuse.

### **Facility Specifications:**

- **Total Size:** Approximately 5,900 square feet (fully assembled)
- **Number of Modular Units:** 12
- **Manufacturing date:** May 2003
- **Current Configuration:**
  - Multiple **classroom-style or office rooms**
  - **Maintenance/storage rooms**
  - Mechanical and utility rooms and equipment/panels present
  - Hallways and transitional spaces
- **Construction:**
  - Steel-framed modular units
  - Exterior metal siding and insulated walls
  - Flat roof
  - Commercial-grade exterior doors

### **Mechanical & Utility Systems:**

- **Electrical System:**
  - Main electrical service with panel distribution and 30 Amp, 120/240V service
  - Interior fluorescent lighting throughout
  - Electrical outlets & emergency backup battery light
- **Heating:**
  - Formerly serviced by a **propane fuel system** connected to an on-site **propane tank farm** (included with sale)
- **Plumbing:**
  - Interior plumbing present; serviceability may vary due to disconnection
- **HVAC:** Ventilation and heating infrastructure in place; condition to be verified by buyer

**Propane System:**

- **Propane Tank Farm:**
  - Includes multiple horizontal propane storage tanks mounted on concrete or steel supports
  - All tanks and regulators included as-is
  - Buyer is responsible for safe disconnection and transport

**Current Status:**

- Building is **unoccupied and disconnected** from municipal services since 2014
- Condition is “**as-is, where-is**” with no warranty implied

**Ideal Uses for Buyer (Post-Relocation):**

- Temporary or permanent classrooms
- Industrial office and break areas
- Construction camp accommodations
- Remote operations base or administrative center
- Training or skills development center

**Buyer Responsibilities:**

- Full dismantling, removal, and transportation of all modular units and propane tanks from current location on site.
- Coordination with municipality for site access and schedule
- Adherence to all safety, environmental, and utility disconnection regulations







**75 Additional photos (Interior, Exterior) available at:**

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