



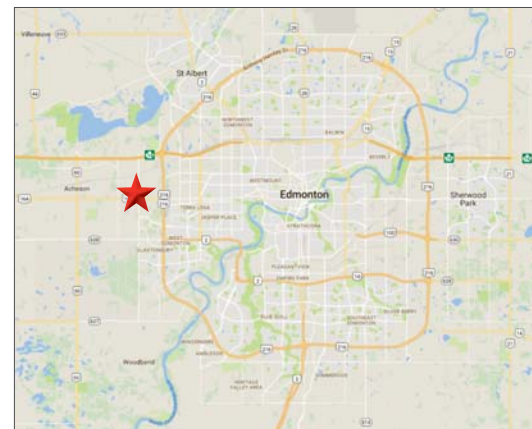
**INVESTMENT OPPORTUNITY
10,421 SQ. FT. BUILDING ON 1.43 ACRES**

Property Highlights

- Great carefree investment offering
- Concrete block free standing industrial building located in the Winterburn Industrial area
- 100% leased property to strong tenant with publicly traded parent company
- Long term tenant has occupied the property for 10+ years

ADRIAN AMBROZUK
Senior Associate
(780) 733 6406
adrian.ambrozuk@cwedm.com

Locator Map



Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Features

Building Size:	10,421 sq. ft.
Zoning:	M1 - Light Industrial
Ceiling Height:	20'
Land Size:	1.43 acres
Loading:	Two (2) - 12' x 14' grade doors
Power:	225 amp, 204 volt, 3 phase (TBC)

Additional Information

Sale Price:	\$2,250,000.00
Property Taxes:	\$30,452.99 (2017)
Legal Description:	Plan 7621294, Lot 5, Block 4



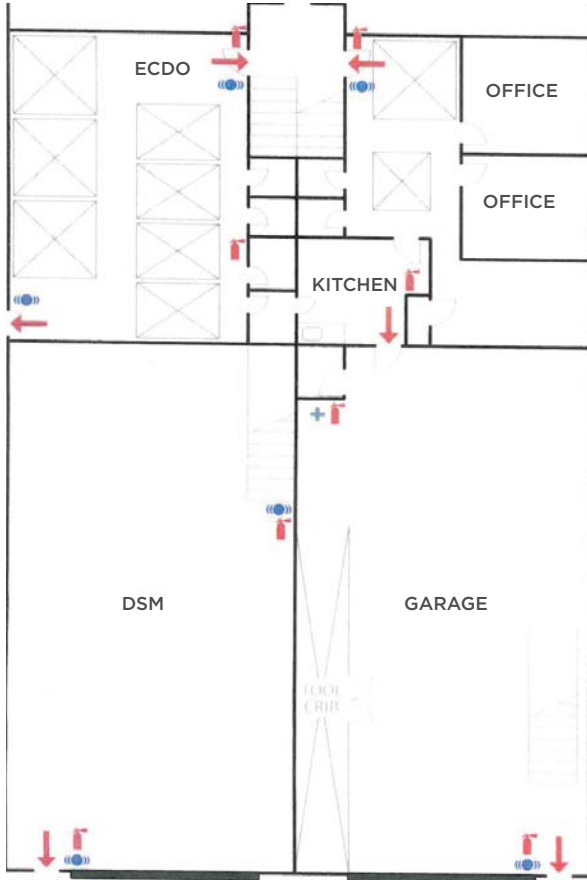
Office & Yard



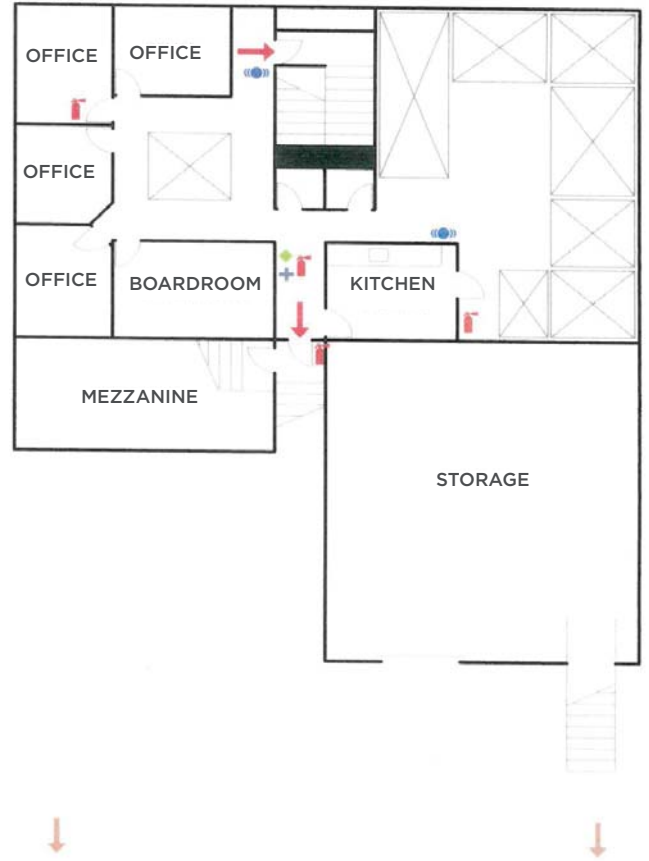
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Main Floor



Second Floor



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WAKEFIELD**
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FOR SALE

LEASED INDUSTRIAL FACILITY

21104 - 107 Avenue, Edmonton, Alberta

Aerial



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