



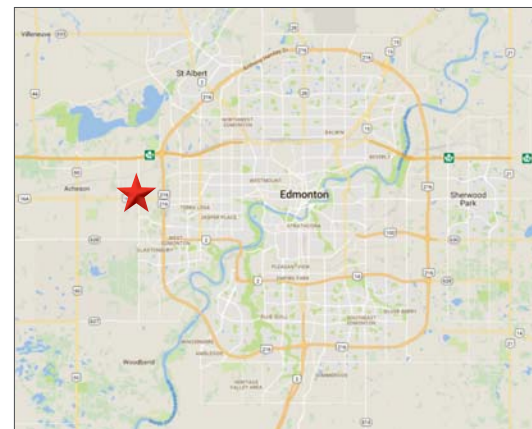
**INVESTMENT OPPORTUNITY**  
**10,421 SQ. FT. BUILDING ON 1.43 ACRES**

**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  
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**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

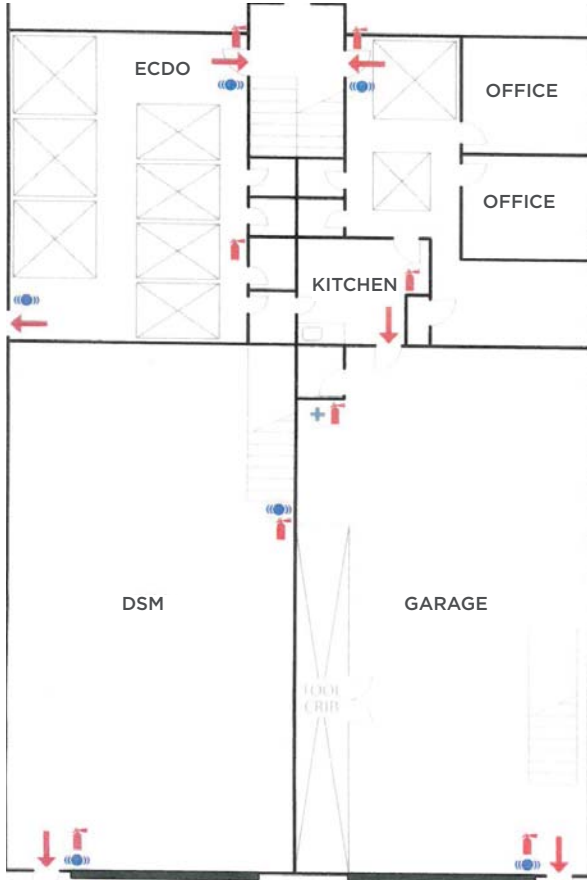


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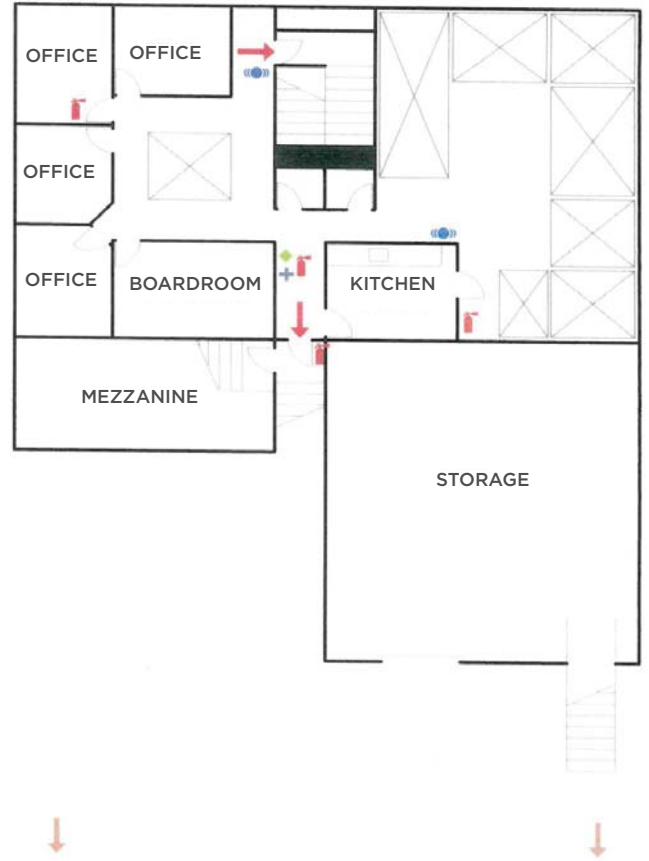
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**Main Floor**



**Second Floor**



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**CUSHMAN &  
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FOR SALE

# LEASED INDUSTRIAL FACILITY

21104 - 107 Avenue, Edmonton, Alberta

## Aerial



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