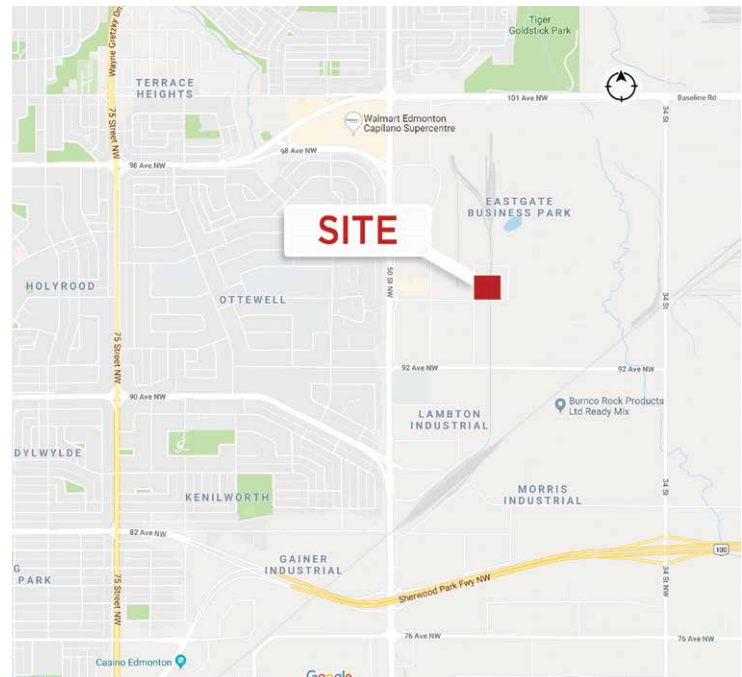




Great Owner/User of Larger Tenant Opportunity Up to 30,000 SF Office Space

Property Highlights

- \$750,000 in office upgrades completed in 2011
- \$630,000 in HVAC upgrades completed in 2009 and 2011
- Roof replaced in 2009
- High power supply
- Existing improvements include:
 - Main and second floor office space
 - Main floor warehouse
 - Second floor lab
- Other features include: fibre optics, elevator access, and grade loading to warehouse
- Easy accessibility to 50th Street, Sherwood Park Freeway, Anthony Henday Drive, & Baseline Road



Will Harvie
Associate
780 902 4278
will.harvie@cwedmonton.com

Cal Halasz
Associate
780 554 0979
cal.halasz@cwedmonton.com

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5Y 2Z1
www.cwedmonton.com

Sale Details

Price:	\$5,250,000 (\$175.00 per SF)
Property Tax:	\$96,413.76 (2017)
Building Size:	30,000 SF
Site Size:	1.19 Acres
Legal Description:	Lot 1, Block 7, Plan 7820294
Zoning:	IB (Industrial Business)
Possession:	Immediate
Parking:	66 stalls and ample street parking available

Lease Details

Available Space:	Main Floor - 15,000 SF 2nd Floor - 15,000 SF Total - 30,000 SF
Net Rate:	\$9.00 per SF
Operating Costs:	\$6.15 per SF (Estimate)
TI Allowance:	Negotiable
Possession:	Immediate

Aerial



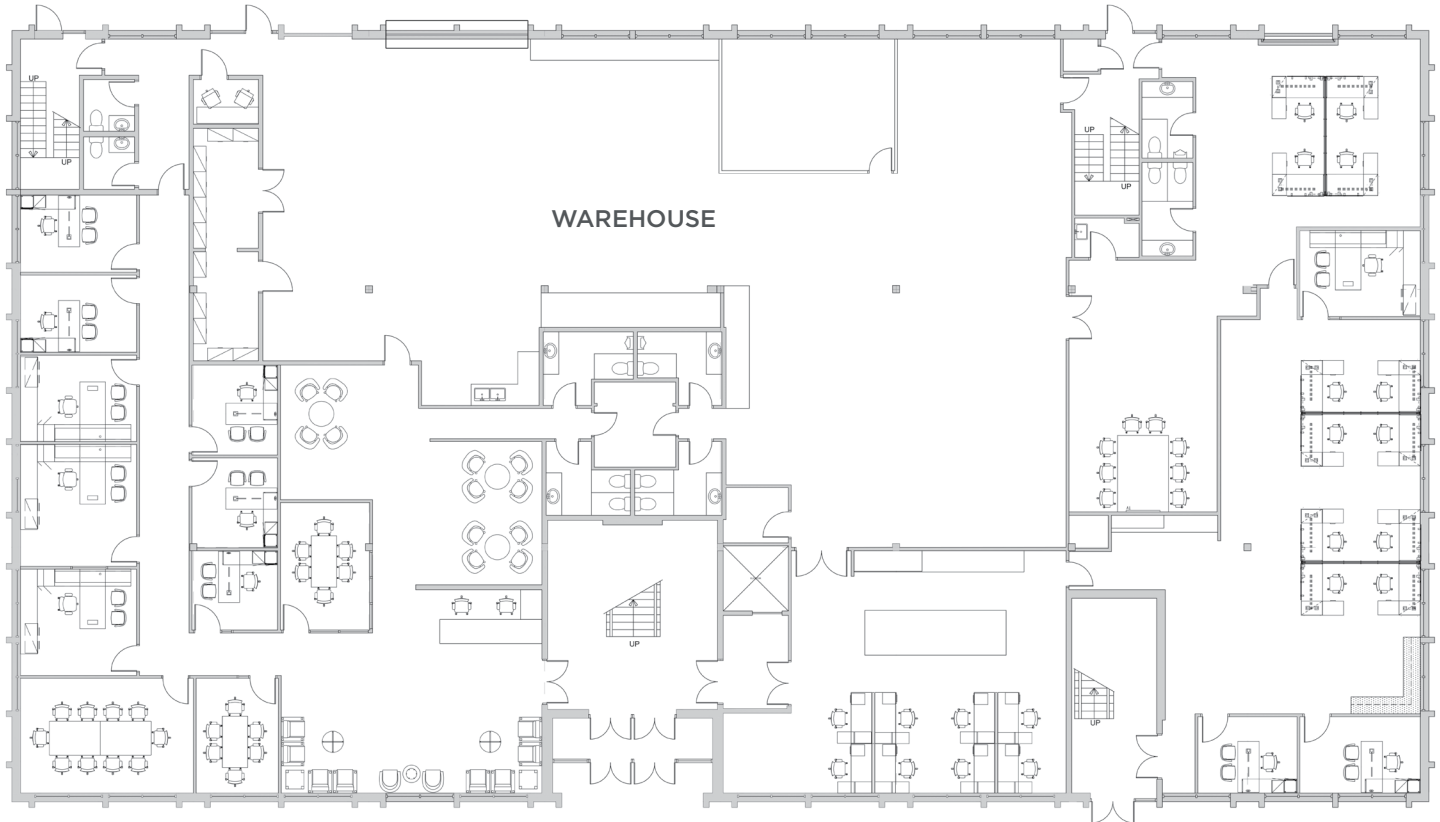
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Main Floor Plan - Office



Professional Office Space

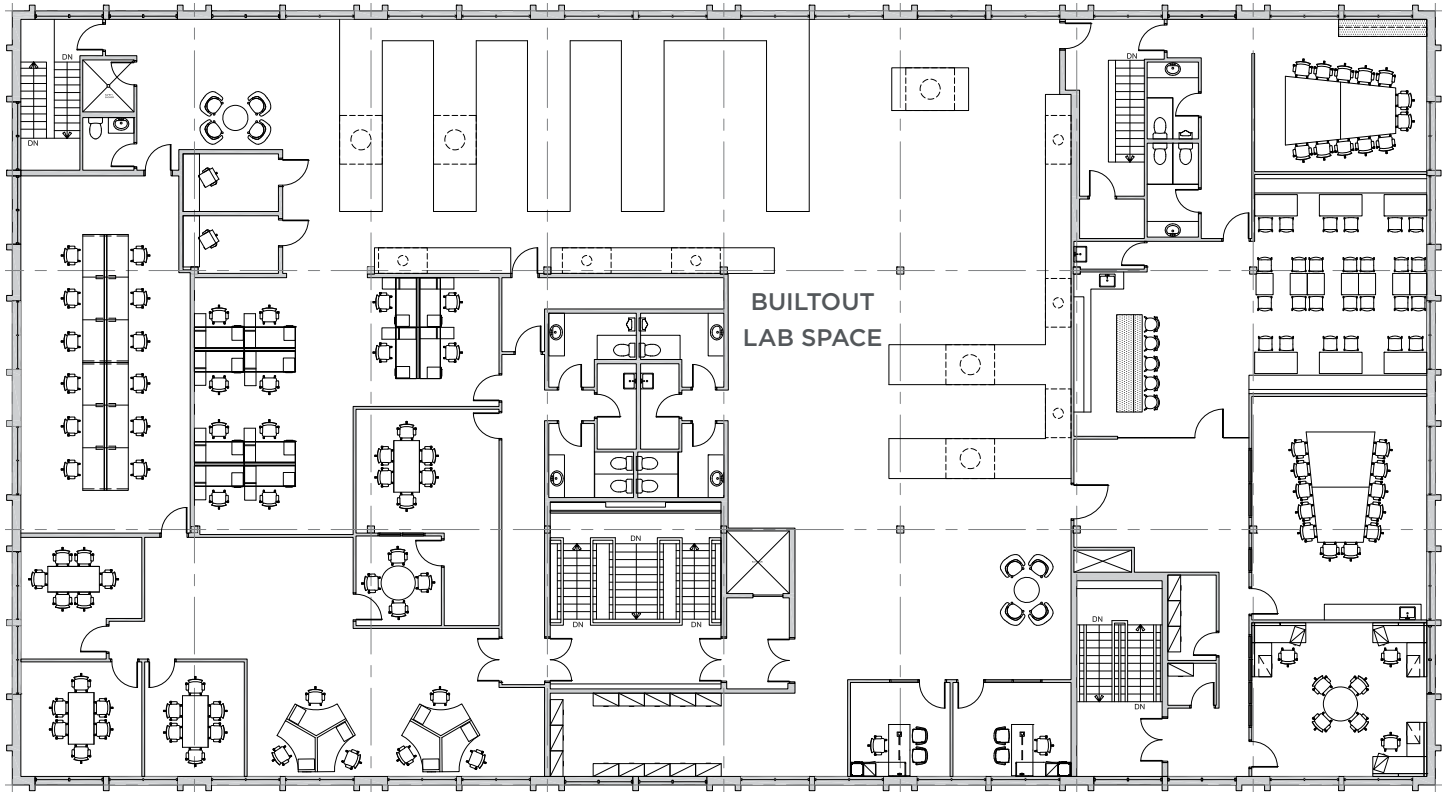


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2nd Floor Plan - Lab



Builtout Lab Space - 7,500 SF



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