

SALIENT DATA

Name of Facility # 1013 Warehouse in Rural Area
Size in sq. ft. 30 x 48 x 18 (1440 sft), on 0.53 acres land
No. of Seats:

Lease Information:

Rate per sq. ft.
C.A.M. property tax - see CLS C4229129

Lease Term:

Option periods:

Deposit held by Lessor:

Financing: Treat as clear title.

Sales: Gross sales:

Number of parking stalls: plenty of room on property

General comments:

CALLING ALL CONTRACTORS, INVESTORS AND CAR COLLECTORS...OPPORTUNITY ALERT ! ONLY A SHORT 20 MIN DRIVE FROM THE CALGARY CITY LIMITS AND CLOSE TO STRATHMORE! This 30x48x18 fantastic shop/warehouse on a 1/2 acre site is in pristine condition and provides excellent storage for your materials, equipment or toys. A professional grade racking system is included in the sale and the concrete floor has even been developed with in-floor heating in mind!!! The great 1/2 acre corner site provides for easy pull-through access and ample outdoor storage opportunities. Or maybe you want to add a office building and develop it even further? Properties like this do not come along often - act now before it is too late!

ASKING PRICE: PRICE REDUCED TO \$186,000