

PRICE REDUCED



## Freestanding Industrial Building for Sale/Lease

### Property Highlights

- 46,000 SF freestanding building on 42.5 acres (3.5% site coverage ratio)
- Functional fabrication shop layout
  - Multiple cranes
  - Sandblasting booth
  - Paint booth
  - Gas and airlines throughout
- Built in 2007 by Scott Builders
- Sale price Reduced: \$8,000,000.00 \$6,500,000
- Lease rate: MARKET



Co-listed with:



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## Building Details

<b>Neighbourhood:</b>	Victors Industrial Park
<b>Municipal Address:</b>	#1, 45521 - Hwy 660, MD of Bonnyville, AB
<b>Legal Description:</b>	Plan: 0720448 Block: 1 Lot: 2
<b>Zoning:</b>	RI - Rural Industrial
<b>Power:</b>	1200 amp, 800 volt, 3 phase (to be confirmed)
<b>Loading Doors:</b>	Six (6) 40' x 38' breezeways doors Six (6) 18' x 30' drive-thru doors
<b>Lighting:</b>	Metal halide
<b>Heating:</b>	Radiant tube
<b>Sumps:</b>	Yes
<b>Clear Height:</b>	46'
<b>Cranes:</b>	Seven (7) 10-ton cranes Four (4) 2-ton jib cranes
<b>Crane Height:</b>	40' underhook
<b>Availability:</b>	Immediately

## Financial Information

<b>Sale Price:</b>	\$6,500,000
<b>Property Taxes:</b>	\$169,209.06 (2018)
<b>Lease Rate:</b>	Market
<b>Operating Costs:</b>	Net & Care Free

## Space Breakdown

<b>Two Levels Office:</b>	4,000 SF
<b>Indoor Storage:</b>	2,000 SF
<b>Blasting Booth:</b>	6,000 SF
<b>Paint Booth:</b>	8,000 SF
<b>Overall Warehouse/Shop:</b>	26,000 SF
<b>TOTAL</b>	<b>46,000 SF</b>
<b>Covered Crane Way:</b>	24,000 SF



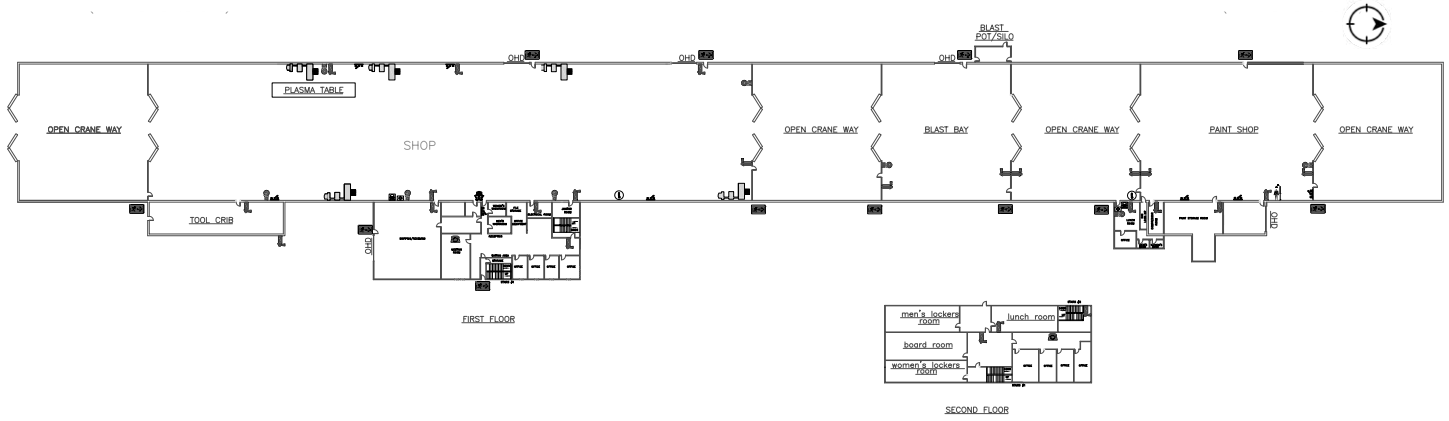
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**Site Plan**



**Property Photos**



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**Property Photos**



**Aerial**



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