



## PROPERTY INFO



**Zoning** I-1: Light

Industrial



Lot Size

31,654 sq. ft.



Land Flat Site

## HIGHLIGHTS

- The Town of Sundre has a population of 2,729 people and a trade area of 8,000. The summertime population of Sundre is 12,000 people with all of the beautiful seasonal and short term camping in the immediate
- Sundre is a centre hub of activity being only 93 km from Calgary and 95 km from Red Deer. Sundre is very supportive of business development and has a 0% industrial vacancy rate, this building notwithstanding.
- With all amenities and services, access to nature, and an abundance of recreation, Sundre offers a super quality of living.

## PROPERTY DESCRIPTION

Price:	\$3,150,000
Lot Size:	31,654 sq. ft.
Building Size:	Main Office: 3,207 sq. ft. Second Floor: 3,207 sq. ft. Warehouse: 3,196 sq. ft. Total: 9,610 sq. ft.
Parking:	22 stalls includes 2 handicap
Power:	300 Amp - can have up to 5 MW in future if required

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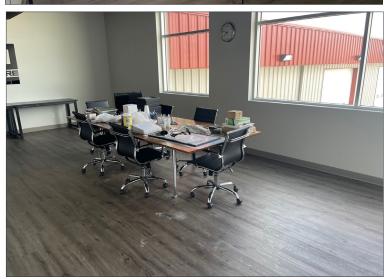
















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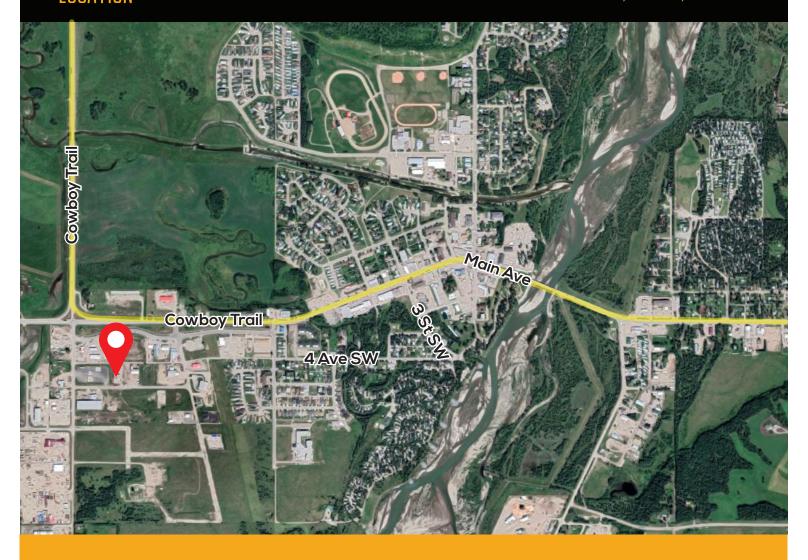
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