

For Sale



OFFICE/WAREHOUSE

816 - 5 AVENUE SW
SUNDRE, ALBERTA



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 area.
- 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 |

PROPERTY INFO



Zoning
I-1: Light Industrial



Lot Size
31,654 sq. ft.



Land
Flat Site

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LOCATION

816 5 Avenue SW, Sundre, Alberta



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