

FOR SALE

19,710 SF
Industrial Building



41070 COOK ROAD

MD of Rocky View, AB

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Independently Owned & Operated

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CMS Real Estate Ltd.
136 - 17 Avenue NE, Calgary, AB

PROPERTY OVERVIEW

\$3,500,000

Property Features

- FULLY LEASED
- Viewing upon ACCEPTED offer
- Guaranteed Rent Roll for 24 months based on \$4,000 Gross, inclusive of taxes & GST
- Guaranteed Net Rent of \$3,000 Net of taxes & GST
- Guaranteed income of \$21,000 for 24 months, less any capital costs which should be minimal
- 7% RETURN
- Fibre optics on site
- Energy efficient building, in-floor heating, steel frame structure, site paved
- Located just off Big Hill Springs Road (Hwy 567), less than 10 minutes to Cochrane with Gas Station and other amenities nearby.

Property Overview

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|------------------|-----------------|-------------------|--|
| ■ District: | MD of Rockyview | ■ Mezzanine: | 660 SF (6 bays only) |
| ■ Zoning: | B-IC | ■ Loading: | 14' x 16' DI door/bay
(electric door openers) |
| ■ No of Units: | 7 | ■ Ceiling Height: | 22 clear |
| ■ Building Size: | 19,710 SF+/- | ■ Parking: | 4 stalls per bay |
| ■ Size per Bay: | 2,910 SF | ■ Taxes: | \$28,000 (2020) |
| ■ Main: | 2,250 SF | | |

PROPERTY PHOTOS



LOCATION MAP



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