



For Lease

# Ryfan Building

110-114, 485 South Ave | Spruce Grove, AB

±6,753 SF with 0.52 acre yard

- Functional office space with drive-in warehouse area
- Yard is fenced, gated and graveled
- Flexible design and potential to add additional warehouse
- Ideally located in Spruce Grove with easy access to Highway 16A

For more information contact:

**Bronwyn Scrivens**

Vice President, SIOR

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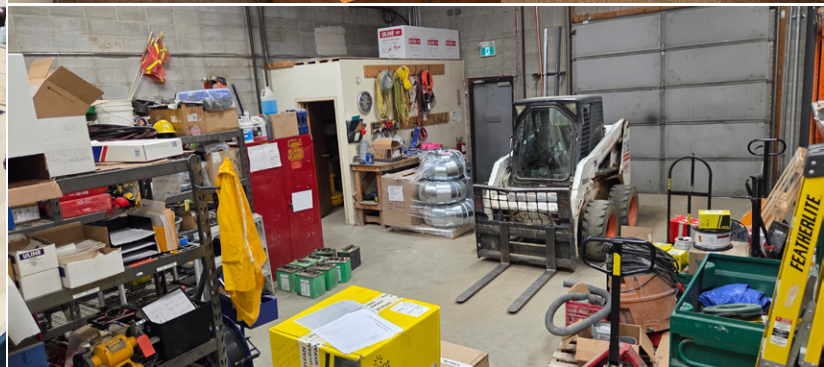
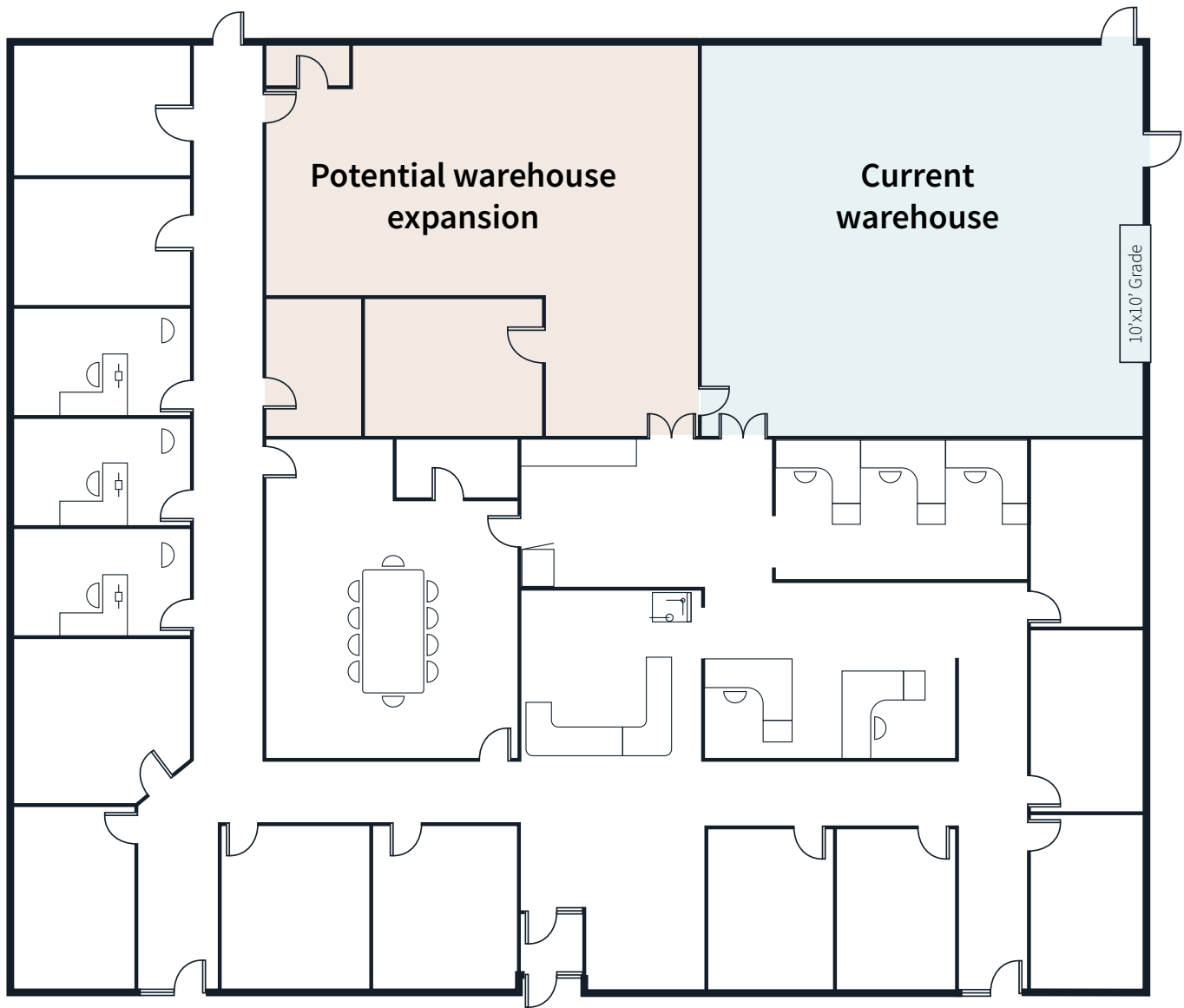


# Property Details

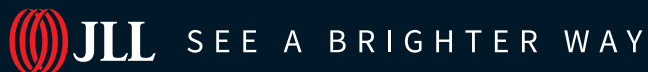
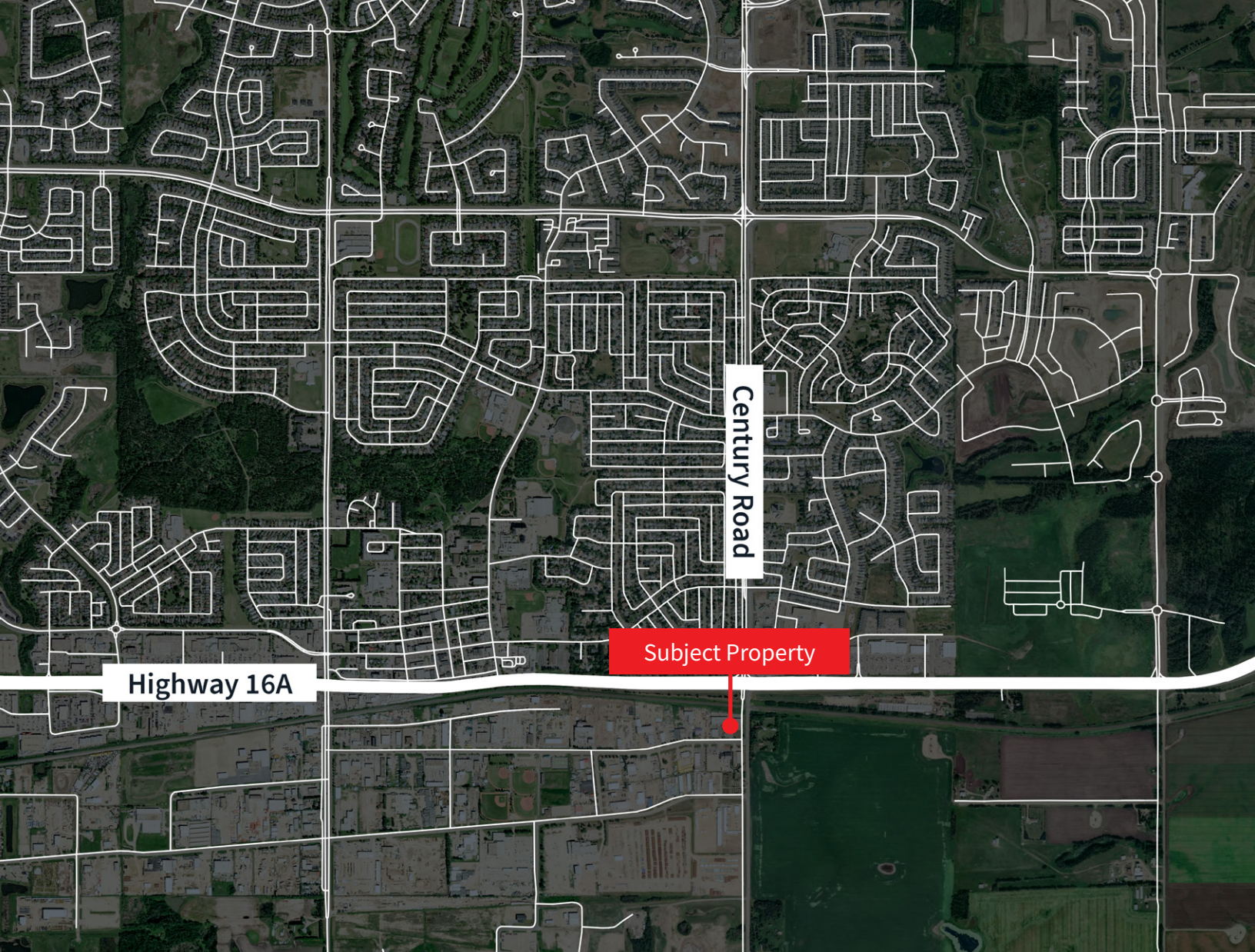
<b>Municipal Address</b>	110-114, 485 South Ave, Spruce Grove
<b>Zoning</b>	GI - General Industrial
<b>Available Area</b>	±6,753 SF
<b>Year Built</b>	1982
<b>Construction</b>	Concrete block
<b>Power</b>	TBC
<b>Ceiling Height</b>	16'
<b>Heating</b>	Roof Top Units with A/C
<b>Lighting</b>	LED
<b>Loading</b>	One (1) 10' x 10' grade

<b>Yard</b>	0.52 Acres fenced, gated and graveled
<b>Lease Rate (PSF)</b>	\$16.00
<b>Op. Costs (PSF)</b>	\$5.00
<b>Occupancy</b>	Immediately









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