

Industrial For Sale or Lease



5112 North Avenue Swan Hills, AB

- 11,200 sf shop on 2.07 acres with over head crane, make-up air and oversized drive through doors
- -2,800 SF of well appointed, air conditioned office space with driver's lounge including shower, washer and dryer



5114 North Avenue Swan Hills, AB

- 8,352 sf shop on 3.65 acres with 120' washbay
- Includes Hotsy pressure washing system



David St. Cyr
Principal | AVISON YOUNG
+1 780 964 4601
david.stcyr@avisonyoung.com

Jim Rennie
Associate | RE/MAX
+1 780 778 0202
jr@thedynamicgroup.ca

RE/MAX

**AVISON
YOUNG**

5112 North Avenue

Swan Hills, AB

Offering summary

Legal Description: Plan 209NY; Block 24; Lot 2

Building Size: Office: 2,800 sf
Shop: 8,400 sf
Total: 11,200 sf

Site Size: 2.07 acres

Zoning: CH - Highway Commercial District

Loading: Grade (4 18'x18')

Ceiling Height: 24'

Power: 225 amp 600 volt (TBC)

Asking Rent: \$7,500 per month (net)

Sale Price: \$1,050,000

Property details

- Hotsy Pressure washer
- Two-stage compartment sump
- Make-up Air: 13,000 CFM
- Crane: 10 - ton (19 6' hook height)
- Lighting: T5HO
- Heating: radiant tube and in floor
- Air compressor, dryer, and air lines throughout the shop



5114 North Avenue

Swan Hills, AB

Offering summary

Legal Description: Plan 209NY; Block 24; Lot 3

Building Size: 8,352 sf

Site Size: 3.65 acres

Zoning: CH - Highway Commercial District

Wash Bay: 120' x 40'

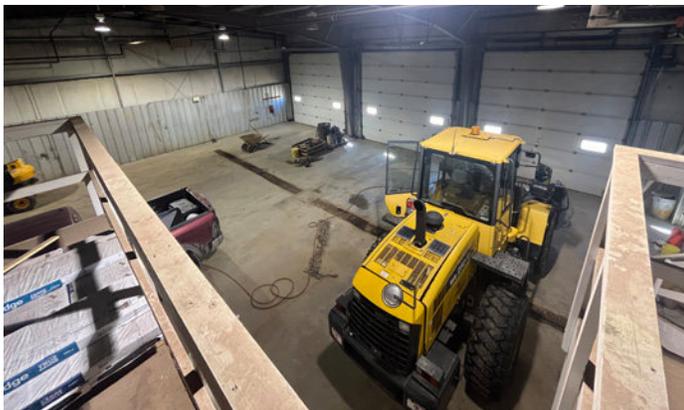
Loading: Grade (5)

Ceiling Height: 18' 6"

Power: 200 amp 246 volt (TBC)

Asking Rent: \$7,000 per month (net)

Sale Price: \$825,000





For Sale

Swan Hills, Alberta

Grizzly Trail/HWY 33

5114 North Avenue

5112 North Avenue

North Ave

Grizzly Trail/HWY 33

David St. Cyr
Principal | AVISON YOUNG
+1 780 964 4601
david.stcyr@avisonyoung.com

Jim Rennie
Associate | RE/MAX
+1 780 778 0202
jr@thedynamicgroup.ca

