

TWO PROPERTIES AVAILABLE

**FOR SALE**

60 & 75 STREET TRIP RD 204

**LONG TERM LEASES IN PLACE**

Price: 7.15% Cap Rate

PRESENTED BY

**CAM TOMALTY**

403.350.0075

cam@remaxcprd.com

**JEREMY MAKILA**

403.373.7333

jeremy@remaxcprd.com

**WWW.REDDEERCOMMERCIAL.COM**

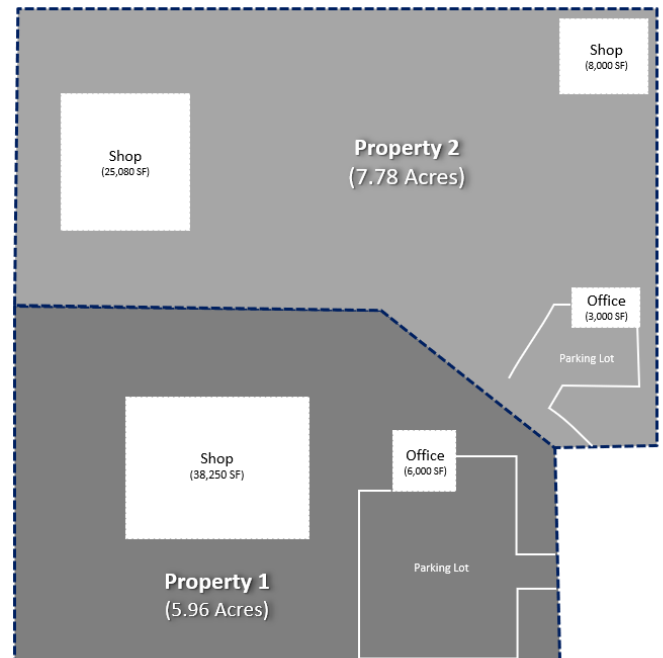
# THE PROPERTIES

## 2x Properties Located In Central Alberta

Two properties are available for sale, both with long term tenants.

- Property #1 has 2x buildings and is 5.96 Acres.
- Property #2 has 3x buildings and is 7.78 Acres.
- Fully triple net leases.
- 7.15% Cap Rate.

Full diligence and sale package available with signed NDA.





## CENTRAL ALBERTA

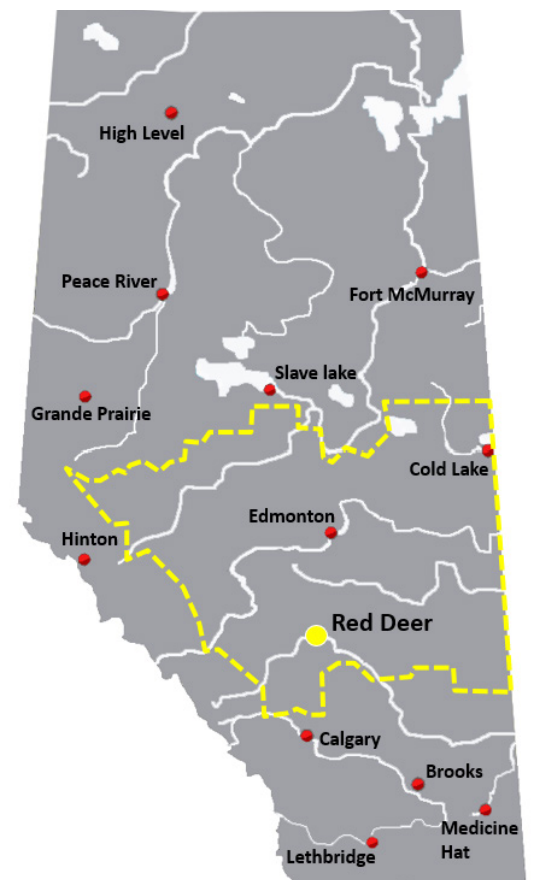
Central Alberta is bordered by the Rockies to the west, Calgary Region to the south, Saskatchewan to the east and Northern Alberta to the north. It completely surrounds the Edmonton Capital Region and contains the central part of the heavily populated Calgary-Edmonton Corridor. Central Alberta is the most densely populated rural area in the province.

### Property Distance

Edmonton = **141 km**

Calgary = **150 km**

Red Deer = **12.3 km**



# PROPERTY #1

## PROPERTY DETAILS



### SALE PRICE

\$ 1,000,000



### TAXES

\$ 74,008.53 Annum



### OPERATIONS / TENANT

Disclosed details available with signed NDA



### MUNICIPAL/LEGAL

BL 2775, 1997 60, 2000  
Plan 4, March 26, 2008 6/16/08



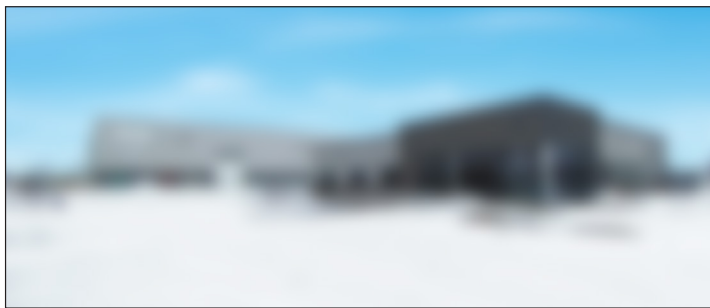
### FINANCIALS

Full diligence and sale package available with signed NDA

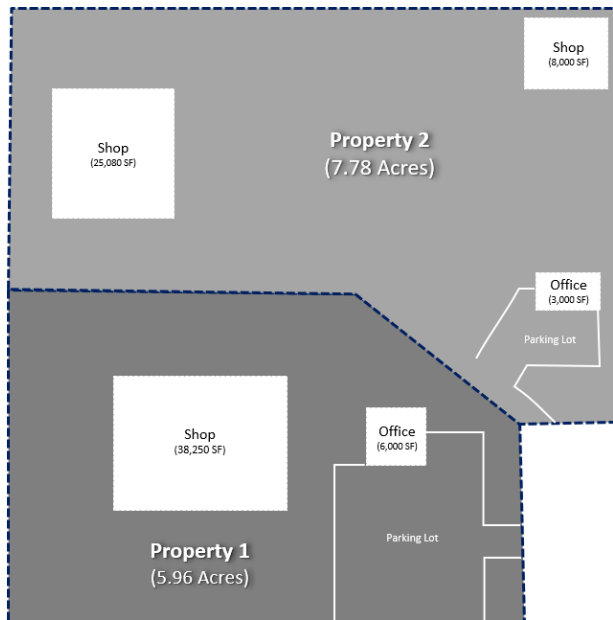


### ZONING & SIZE

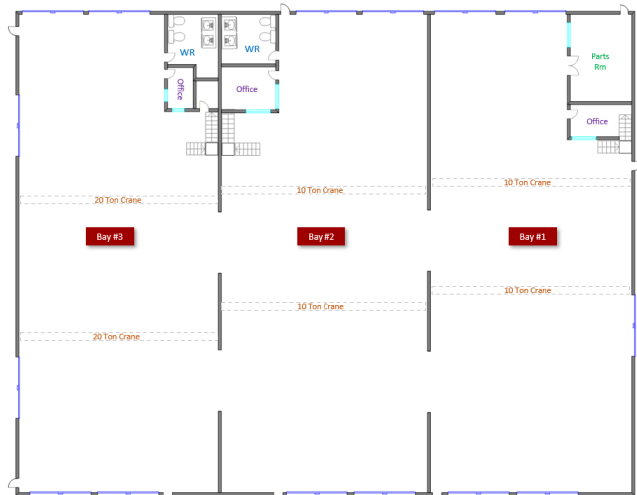
B1 - Business Industrial District  
Total property size: **5.96 Acres**



Property #1 – Office



Property #1 – Shop



# PROPERTY #2

## PROPERTY DETAILS



### SALE PRICE

\$ 1,000,000



### OPERATIONS / TENANT

Disclosed details available with signed NDA



### FINANCIALS

Full diligence and sale package available with signed NDA



### TAXES

\$ 66,434.73 Annum



### MUNICIPAL/LEGAL

BL 2775, 1997 60 200  
Plan 4, Block 26, Lots 17 to 18

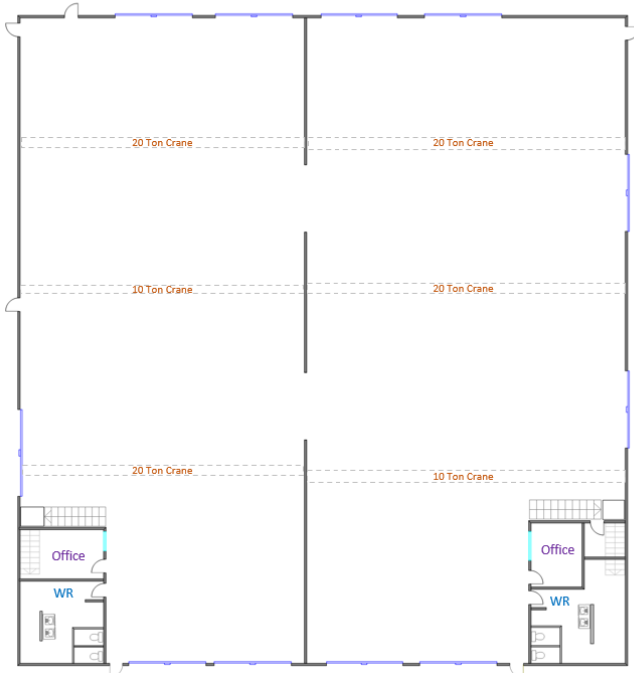


### ZONING & SIZE

B1 - Business Industrial District  
Total property size: **7.78 Acres**



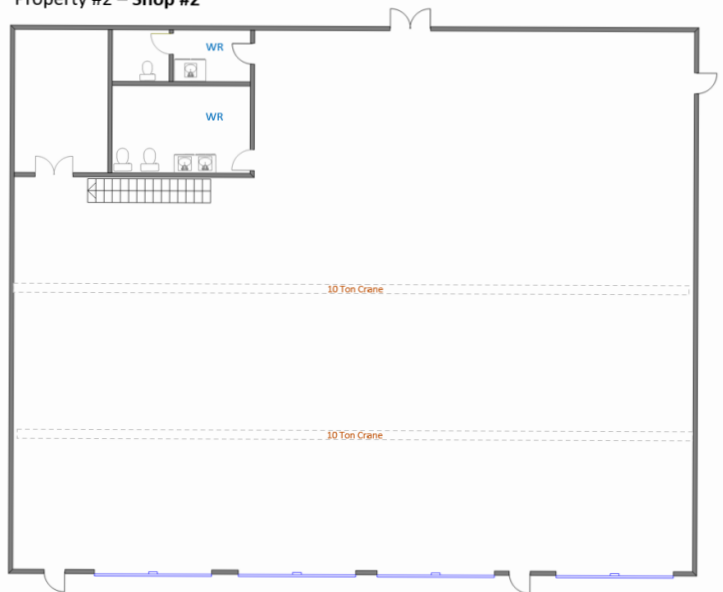
Property #2 – Shop #1



Property #2 – Office



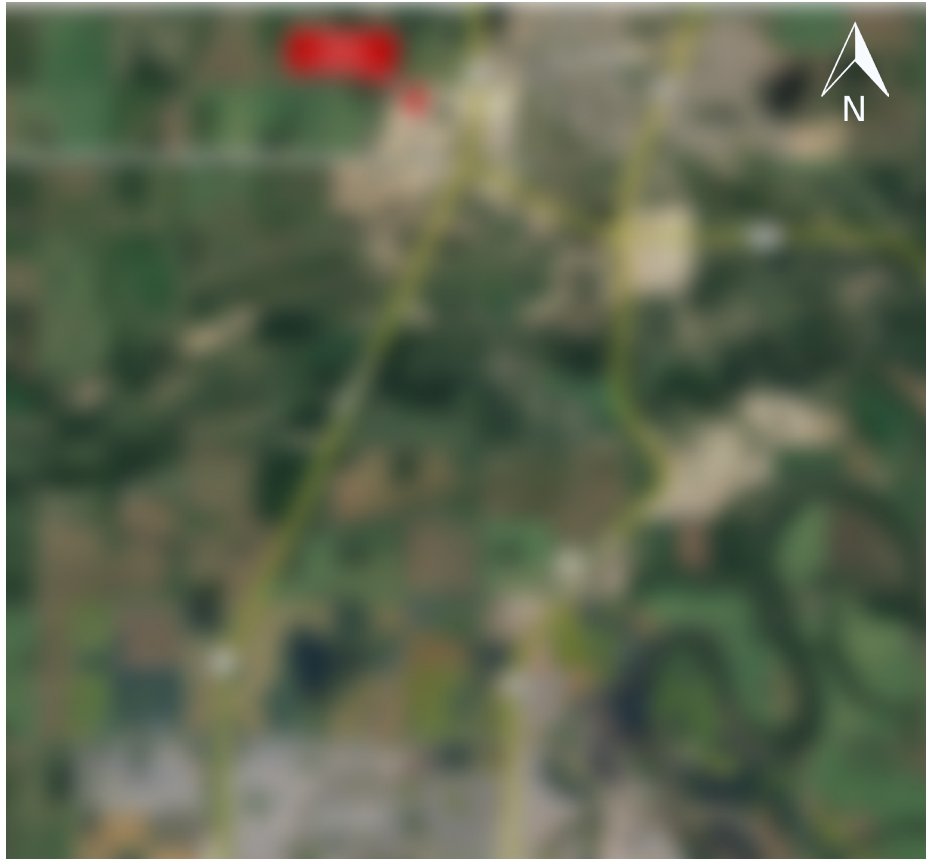
Property #2 – Shop #2





CALGARY & RED DEER'S  
ONLY EXCLUSIVE  
RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP



**YOUR RE/MAX COMMERCIAL TEAM**

**CAM TOMALTY**  
403 350 0075  
[cam@remaxcprd.com](mailto:cam@remaxcprd.com)

**JEREMY MAKILA**  
403 373 7333  
[jeremy@remaxcprd.com](mailto:jeremy@remaxcprd.com)

**DONNA CLARK**  
Licensed Assistant/  
Office Manager  
[donna@remaxcprd.com](mailto:donna@remaxcprd.com)

**ANNIKA GARDNER**  
Unlicensed Assistant/  
Marketing Director  
[annika@remaxcprd.com](mailto:annika@remaxcprd.com)

**RE/MAX**  
COMMERCIAL  
PROPERTIES

**RED DEER**  
#401, 4911 51 Street  
Red Deer, AB T4N 6V4  
403.986.7777

[www.reddeercommercial.com](http://www.reddeercommercial.com)