

FOR SALE

28,790 SF± INDUSTRIAL BUILDING

NAI Commercial



1411 - 90 AVENUE | STRATHCONA COUNTY, AB | INDUSTRIAL

PROPERTY DESCRIPTION

- 28,790 sq.ft.± of building space
- Oversized grade loading doors
- Cranes and heavy power
- 10T crane and craneways
- Jib cranes
- Radiant tube heating in the warehouse
- Make up air units
- Backyard finished with heavy duty asphalt
- Income in place for the lease portion of the building
- Convenient access to 17 Street, Sherwood Park Freeway and Anthony Henday Drive

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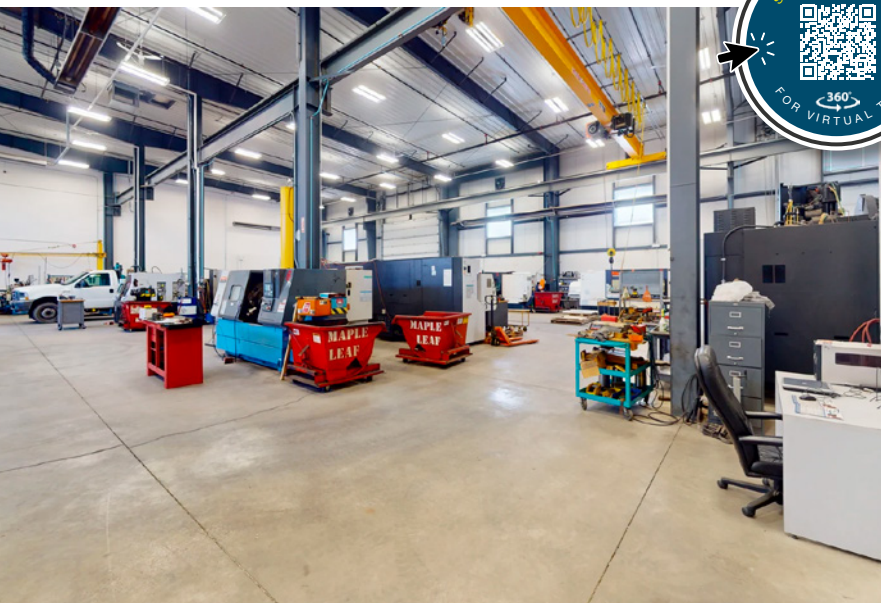
780 436 7410



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ADDITIONAL INFORMATION

SIZE	12,795 sq.ft.± - Leased to Ranger Steel 1,900 sq.ft.± - Leased 14,185 sq.ft.± - Available space
LEGAL DESCRIPTION	Plan 0826916 Lot 5 Block 2
SITE/YARD SIZE	2.1 acres±
ZONING	Medium Industrial (IM)
CEILING HEIGHT	27' at south eaves, 30' at north eaves
POWER	480V, 1200 Amp (to be verified by Purchaser)
PARKING	Energized Parking Stalls
LOADING	4 Grade (3 - 16' x 16') (1 - 20' x 20')
AVAILABLE	Immediately
YEAR BUILT	2011
PROPERTY TAXES	\$73,553 (2024)
SALE PRICE	\$6,260,000



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