

RECEIVERSHIP SALE

FREESTANDING OFFICE/WAREHOUSE

10,500 SF± ON 2.11 ACRES±


NAI Commercial



**SALE PRICE
NOW: \$1,350,000**

9 GATEWAY DRIVE | CLEARWATER COUNTY, AB | OFFICE/WAREHOUSE

PROPERTY HIGHLIGHTS

-  **Functionality:** Building is well suited for a variety of industrial operations. Especially given its configuration, future multiple loading doors and low coverage site plan.
-  **Low Site Coverage:** The main building sits on 2.11 acres± and offers a superior land to building ratio of 11%. The property is ready for future development, outdoor storage, vehicle marshaling areas for transport/distribution or lot staging.
-  **Location:** The property is located in Clearwater County with excellent access to freeways and major arteries.



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The information herein is not warranted by the Receiver and Manager nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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RECEIVERSHIP SALE

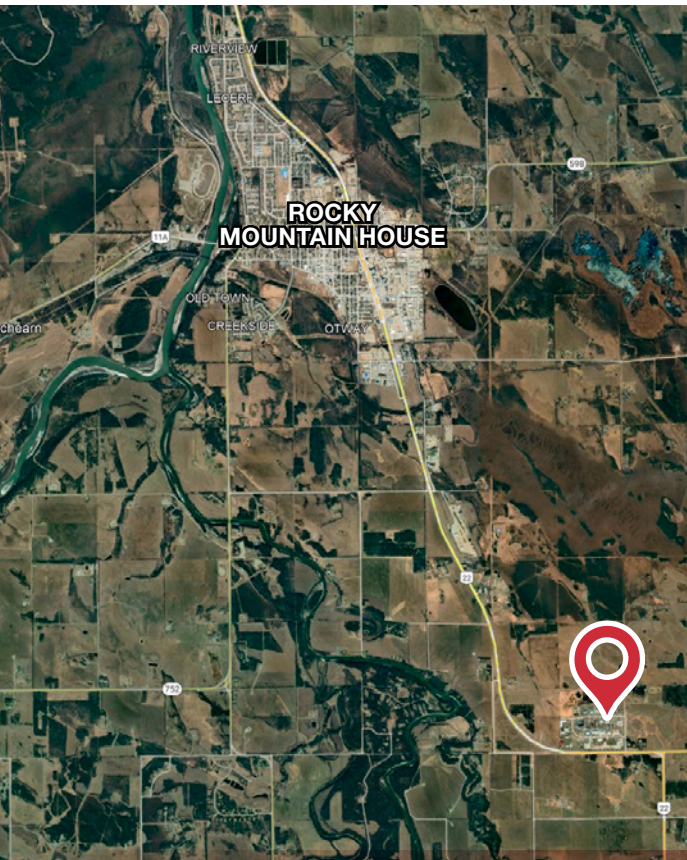
FREESTANDING OFFICE/WAREHOUSE

ADDITIONAL INFORMATION

SITE SIZE	2.11 acres±
BUILDING SIZE (TBC by Purchaser)	Main Floor Office: 1,270 sq.ft.± <u>Main Floor Warehouse: 9,230 sq.ft.±</u> Total Main Floor Area: 10,500 sq.ft.± 1,270 sq.ft.± mezzanine office
LEGAL DESCRIPTION	Lot 12, Block 2, Plan 1224449
ZONING	LI – Light Industrial District
POWER (TBC by Purchaser)	Upgraded 400-amp, 3-phase service
HEATING (TBC by Purchaser)	Office: Forced hot air with central air Warehouse Area: Overhead radiant heaters Shipping/Receiving Area: Overhead unit heater
IMPORTANT NOTES	Chattels are not included in the advertised purchase price. Should an offer include both the Real Property and any Chattels (in whole or in part), the Receiver shall require the purchaser to allocate separate purchase prices for the Real Property and the Chattels.

MAKE UP AIR*	Engineered unit, exterior-mounted for warehouse
LIGHTING*	Overhead strip lighting and specialty grow lighting
OTHER*	Water irrigation systems and exhaust fan
PROPERTY TAXES	TBD
SALE PRICE	\$1,350,000

*TBC by Purchaser (Receiver may define as chattel)



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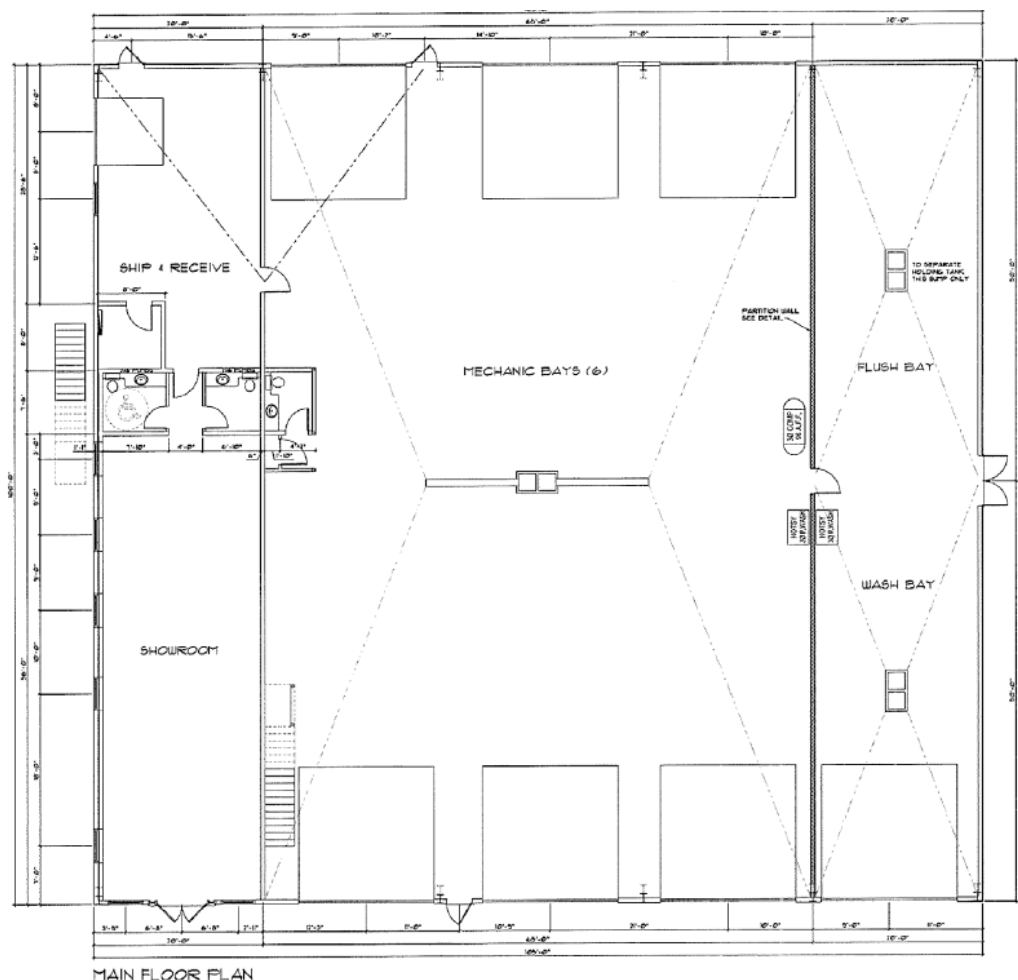


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7652 VC25

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Original Building Plans (Pre-Cannabis Retrofit Condition)
Purchaser to confirm measurements at its own discretion



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