

Investment Sale

PRESTIGE
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Rethinking Commercial Real Estate



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729 Central Ave. West, Linden AB



Fully Leased Light Industrial

The Village of Linden is located in Kneehill County No. 48 and is referred to as the "Rural Industrial Capital of Alberta". Major amenities are close at hand as there are several larger urban areas located near the Village. Linden is centrally located approximately 60 minutes from either Calgary or Red Deer; 45 minutes to Strathmore, Drumheller or Olds, and 20 minutes to Three Hills.

Asking Price:	\$1,250,000.00
Land Area:	5.86 ± acres
Buildings:	<ul style="list-style-type: none">• Main Shop – 6,828 ± SF• Storage Shop – 1,166 ± SF• Quonset – 1,920 ± SF
Zoning:	I – Industrial District
Built:	Mid 1990's with 2013 addition
Taxes:	\$28, 527.97 (2023)
Tenancy:	Fully leased, single tenant
Legal:	Plan 8710846 Block 6

Power:	TBV (3 Phase)
Make up Air:	CFM TBV
Paint booth:	Yes
Overhead doors:	TBV
Ceiling Height:	TBV
Foundation:	Poured Concrete
Floors:	Concrete Slab
Walls:	Wood framed/Metal Cladding
Roof:	Metal Clad
Others:	Fenced and graveled yard

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