

FOR LEASE

INDUSTRIAL - GREAT EXPOSURE TO BOULDER BLVD

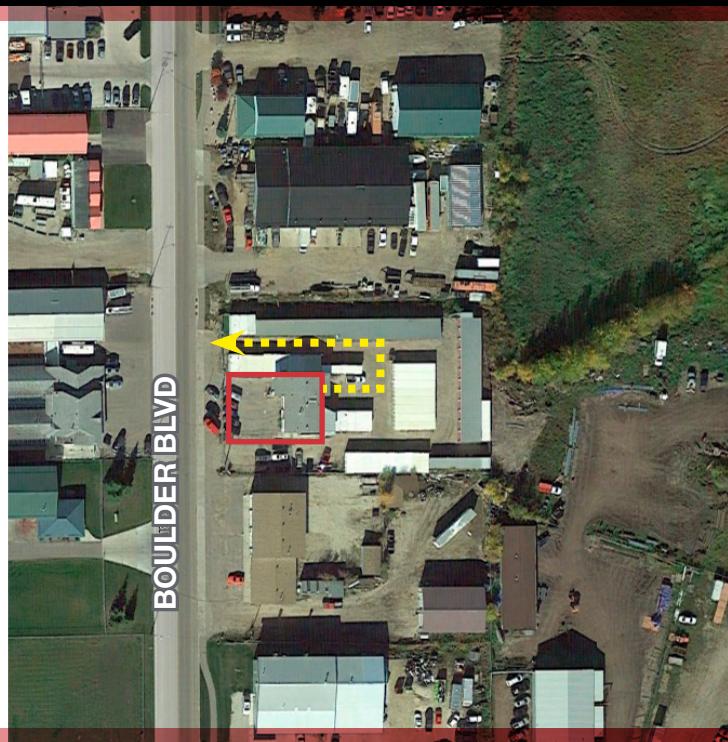
NAICommercial



13 BOULDER BLVD | **STONY PLAIN, AB** | **INDUSTRIAL SHOP**

PROPERTY HIGHLIGHTS

- Ideal for autobody, detailing, dealership, tire shop use or car wash
- Full service car wash
- Car wash accessories included
- Drive through capability
- Full suite



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ADDITIONAL INFORMATION

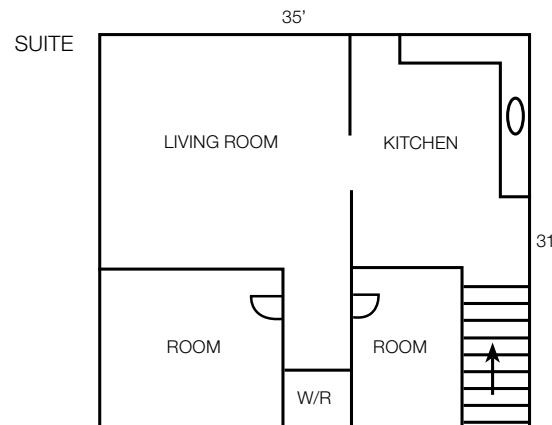
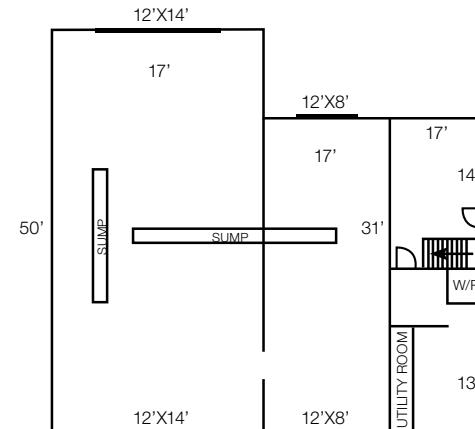
SIZE	2,989 sq.ft.±
LEGAL DESCRIPTION	Plan 8123250, Block 3, Lot 8
LOADING	Grade
POWER	3 phase, 200 amp, 208 volt (TBC)
HEATING	Radiant
CEILING HEIGHT	16'-19' clear
GROSS LEASE RATE	<p>\$3,000/month - Main floor \$1,400/month - Suite \$4,400/month - Total</p> <p>(2023 estimate) includes property taxes, building insurance, and common area maintenance. The tenant is responsible for its own separately metered utilities, any increases in property taxes and insurance, snow removal and landscaping</p>

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FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - MAY NOT BE EXACT



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