

# FOR SALE/LEASE

## 357 INDUSTRIAL SHOP

357 Saskatchewan Avenue, Spruce Grove, AB



### HIGHLIGHTS

- 12,375 sq ft of stand-alone industrial fabrication shop and office on 1.39 acres ± in Spruce Grove, AB
- Shop area is 9,085 sq ft ± with 23' 6" clear ceilings, 81' x 50' craneways, and two overhead grade loading doors
- Four overhead 5-ton cranes, 27,000 CFM air make up unit and metal clad interior walls, and heavy power (400A/600V - TBC)
- Well-appointed, executive improvements with nine offices, lunchroom, reception and boardroom.
- For Sale: \$3.9M (\$315/sq ft)
- For Lease: \$17.50/sq ft (net)

**THOMAS BRAUN** MBA  
Partner, Associate  
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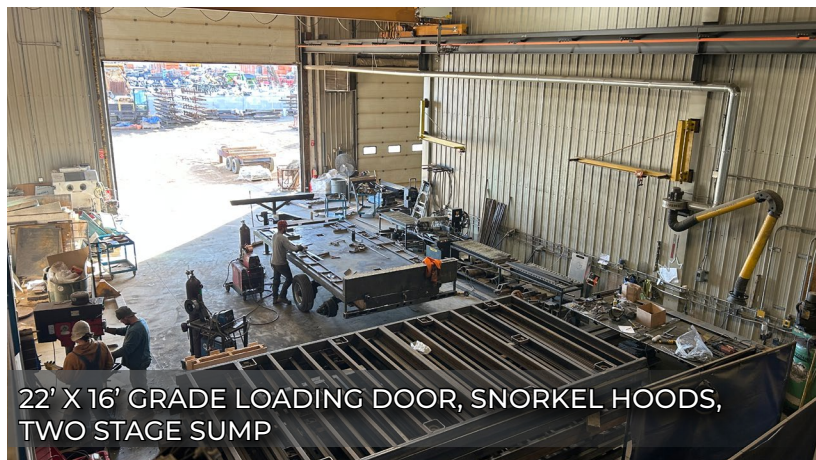
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(4) 5-TON TOP RUNNING SINGLE GIRDER CRANES WITH 18'6" ± UNDER BRIDGE



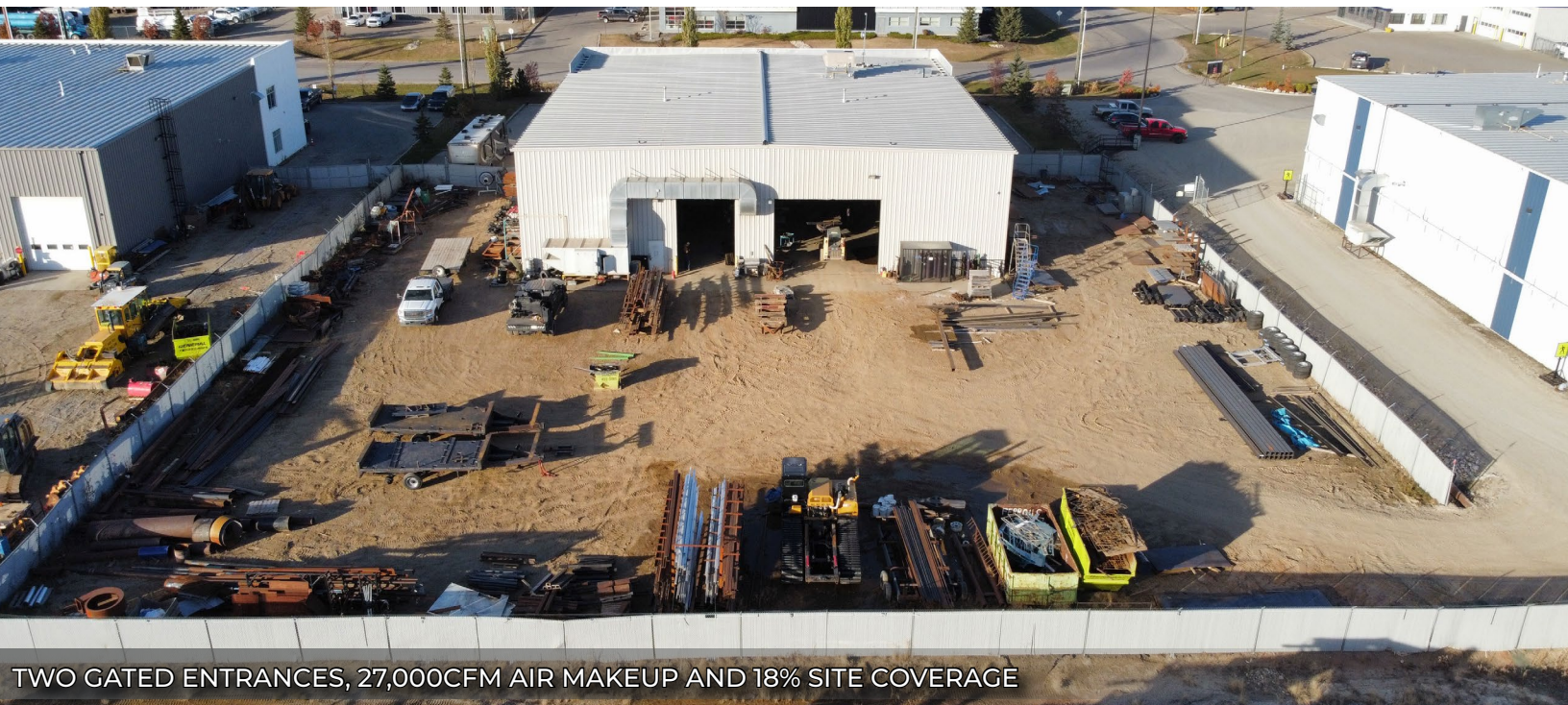
22' X 16' GRADE LOADING DOOR, SNORKEL HOODS, TWO STAGE SUMP



SHOWROOM WITH 23' ± CEILING HEIGHT, WINDOWS ON TWO SIDES AND WAREHOUSE ACCESS

## Additional Shop Information

- (4) 5-Ton Bridge Cranes
- 600V/400A Power (TBC)
- 27,000 CFM Air Makeup Unit



TWO GATED ENTRANCES, 27,000CFM AIR MAKEUP AND 18% SITE COVERAGE



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## Property Details and Financials | 357 Saskatchewan Avenue, Spruce Grove



MUNICIPAL ADDRESS	357 Saskatchewan Avenue, Spruce Grove, AB
LEGAL DESCRIPTION	Plan: 0728886; Block: 3; Lot: 5
LOCATION	Spruce Grove Industrial Park
BUILDING SIZE	1,645 sq ft ± main floor office 9,085 sq ft ± main floor shop 1,645 sq ft ± 2nd floor office 12,375 sq ft ± Total
SITE SIZE	1.39 acres ± (185' ± x 328' ±)
SITE IMPROVEMENTS	Graded, graveled, packed, fenced and gated
SITE COVERAGE RATIO	18% ±
OFFICE TO SHOP	27% Office : 73% Shop
YEAR BUILT	2011
CONSTRUCTION TYPE	Pre-engineered steel frame
POWER	400A / 600V (TBC)
ZONING	M1 ( <a href="#">General Industrial District</a> )
INTERNET	Air conditioned server room, Telus currently services the property
BONUS ITEMS	(1) Air makeup engineered air 27,000 CFM (2) Metal cladding interior (3) Office furniture (TBC)
SALE PRICE	<b>\$3,900,000.00 (\$315/sq ft)</b>
PROPERTY TAXES	\$48,355.92 (YE 2025)
LEASE RATE	<b>\$17.50/sq ft (net)</b>
OP COSTS	\$5.64/sq ft (TBC)
POSSESSION	April 2026

### Shop Details

CLEAR CEILING HEIGHT	23' 6" ± under truss
HEATING	Radiant tube
LIGHTING	T5
CRANES	(4) 5-ton top running single girder cranes by Teko Cranes (18'6" clear under bridge)
LOADING	(1) 12' x 16' grade loading (1) 22' x 16' grade loading
SUMPS	(2) 2 stage sumps

### Office Details

CEILING HEIGHT	8'10" ± clear
HEATING & COOLING	Rooftop HVAC
LIGHTING	Fluorescent
LAYOUT	Nine offices with two washrooms, kitchenette, reception and boardroom



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## Office Photos | 357 Saskatchewan Avenue, Spruce Grove, AB



### Additional Office Information

- Executive Office Finishing
- Nine Offices
- Second Floor Boardroom



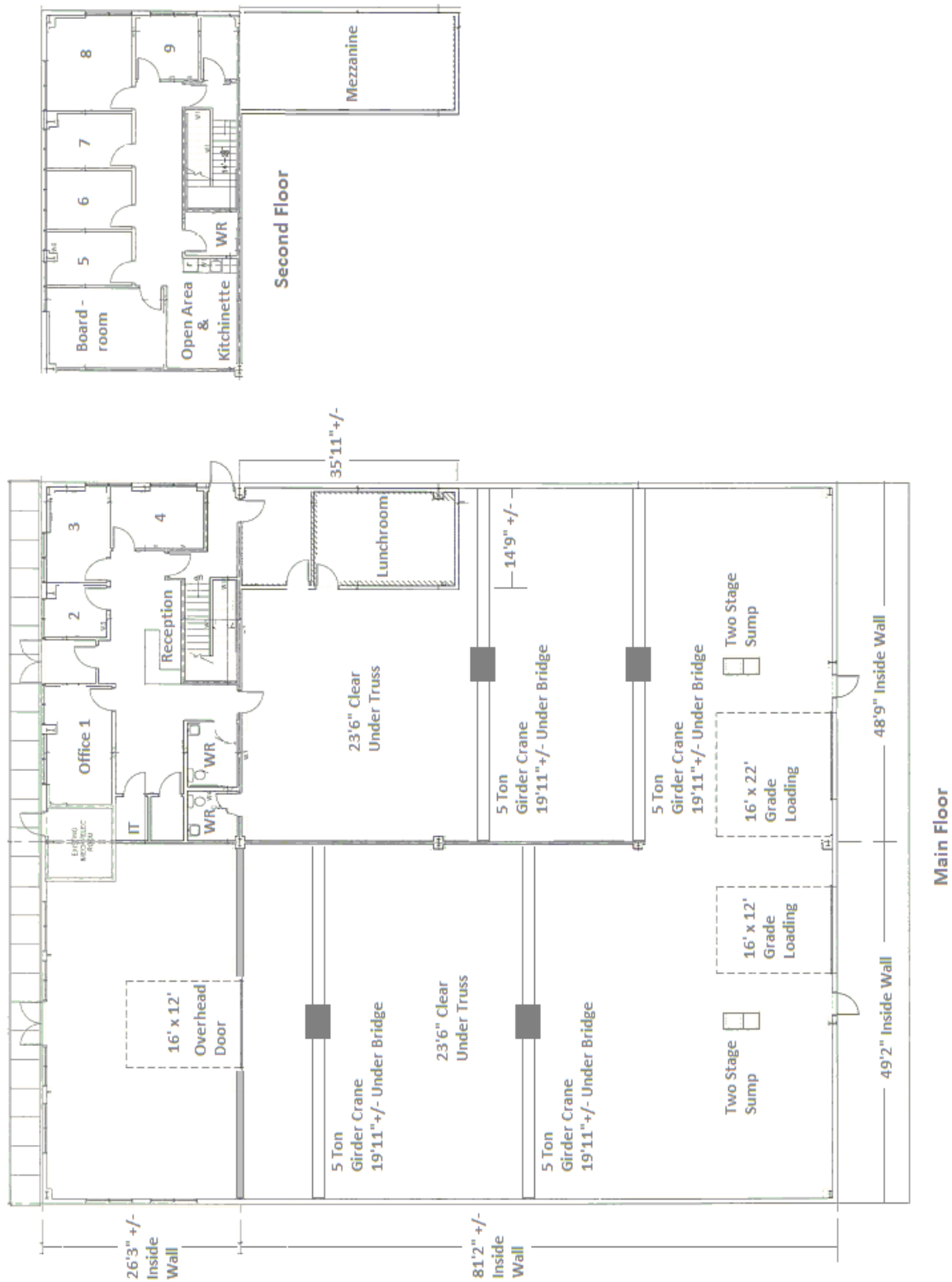
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## Floor Plans (For illustration purposes only. Actual to be confirmed by buyer or tenant)



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**Site Plan** (For illustration purposes only. Actual to be confirmed by buyer or tenant)

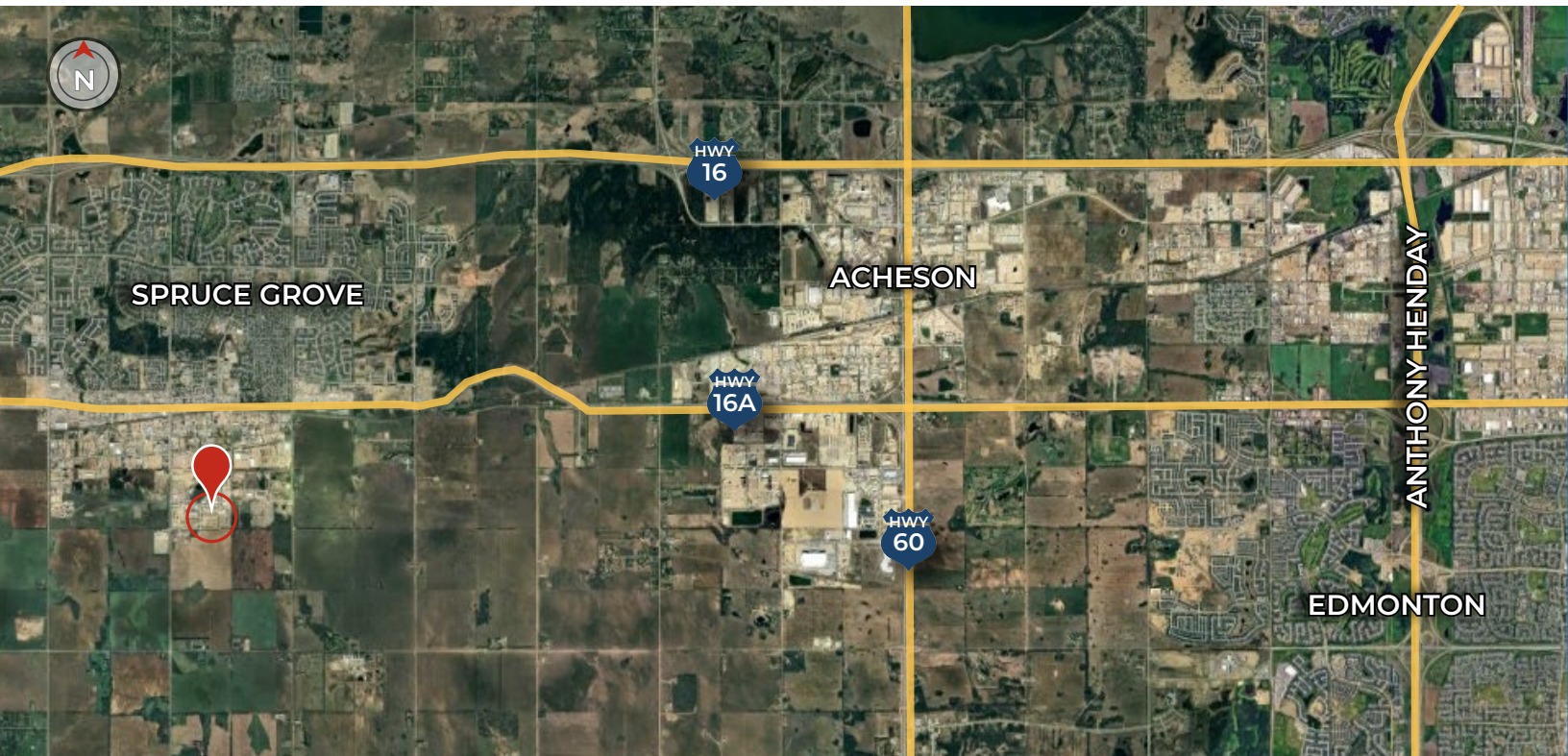


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## Regional Map



## Local Map



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## THOMAS BRAUN Partner/Associate, MBA - BIO



### THOMAS BRAUN

Partner, Associate

**C** 780.690.8353

thomas@royalparkrealty.com

Thomas Braun, Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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