



Fort Saskatchewan / Light Industrial Park
 11129 83 AV T8L 3T9 MLS#: E1006582

Status:	Active	Prop Type:	Industrial	Trans Type:	For Lease
# Stories:		Year Built:	2008	Yrs Own Oper:	
# of Bldgs:		Signage:			
Tot Area:	2400	Title Pulled:		Land Sz Acres:	0.000
Footprint SF:		Linc/PID:	0012441390	Lot Frntg FT:	
Vacant SqFt:		Occupancy:	New; Never Occupied	Lot Depth FT:	
Land Size SF:	0	Zone:	62		

Public Remarks:

Great opportunity to lease office/warehouse space in the light industrial park of Fort Saskatchewan. Four 2400 sq ft units remaining plus two 1200 sq ft units. Pre-engineered rigid frame steel building, 20' to 22'8 ceilings, mezzanine, paved parking at front, compacted gravel at back with exterior fenced storage 12' wide and 6' high fencing. Under construction. Space is designed for future mezzanine and building is also equipped with sprinkler system.

Gross Income:	Gross Tax/Yr:
Tot Expenses:	Tax Roll:
Net Income:	Cap Rate:

LseTyp/SubLse: NET / Y	Lse Term/Rem:	Lse Measure: Net Rentable Area
Lease \$/SqFt: \$ 12.00	Lse Add Rent:	Lse Renew Mo Prd:
Lse Incentives:	Lse Op Costs Inc:	
Lse Oper \$/SF: \$0.00		

Bldg Type: Warehouse	LndUse/Zoning: M-2
Construction: Steel Frame	Owner Interest: Condo/Strata Property, Freehold
Roof:	Poss Dt/Notes: / 05/01/08 / EST
Exterior: Metal Clad	Restrictions:
Flooring:	Reports Avail: Floor Plans Building Plans
# Elevators:	Bldg Flr Plate:
Dist Btwn Col 1:	Dist Btwn Col 2:
Contig Space:	Ceiling Height: 20
Prkg Fee Pd:	Total Prkg Spcs:
Cost of Space:	Common Prkg:
Covered Prkg:	Designatd Prkg:
Energized Prkg:	Heated Prkg:
Parkade Prkg:	Paved Prkg:
	Yard Gross Area:
Amenities:	RPR/Survey:
	Exclusion Exp:
	# Grd Lvl Drs: 0
	# Dock Drs: 0
	# Rail Drs:
	# Other Drs:
	Total # Load Drs: 4
	Main Off SqFt:
	Main Ret SqFt:
	Main Wrhs SqFt:
	Access/Loc:
Security Feat:	
Fire Protection: Fire Extinguishers	
Condo Fee:	Site Services:
Site Influence:	

HVAC:	Water Supply: Municipal
Heating Fuel:	Sewer Storm: Municipal Contained
Sewer Septic: COMM	Year Cleaned:
Amps/Volts:	Power Type: Three Phase

Legal Desc: Plan: 8020165 Blk: 6 Lot: 12

Listing Courtesy of: RE/MAX REAL ESTATE