

No Photo Available

FORT SASKATCHEWAN / LIGHT INDUSTRIAL PARK

11120 83 AV T8L 2T9

MLS#: E1006762

Status:	Active	Prop Type:	Industrial	Trans Type:	For Lease
# Stories:		Year Built:		Yrs Own Oper:	
# of Bldgs:		Signage:			
Tot Area:	0	Title Pulled:		Land Sz Acres:	1.590
Footprint SF:		Linc/PID:	0012415627	Lot Frntg FT:	
Vacant SqFt:		Occupancy:	Tenant	Lot Depth FT:	
Land Size SF:	69,260	Zone:	62		

Public Remarks:

Zoning is IL. 2 lots 1.59 acres each side-by-side, will build to suit office, warehouse.

Gross Income:	Gross Tax/Yr:	\$ 1,577 / 2007
Tot Expenses:	Tax Roll:	4466000
Net Income:	Cap Rate:	

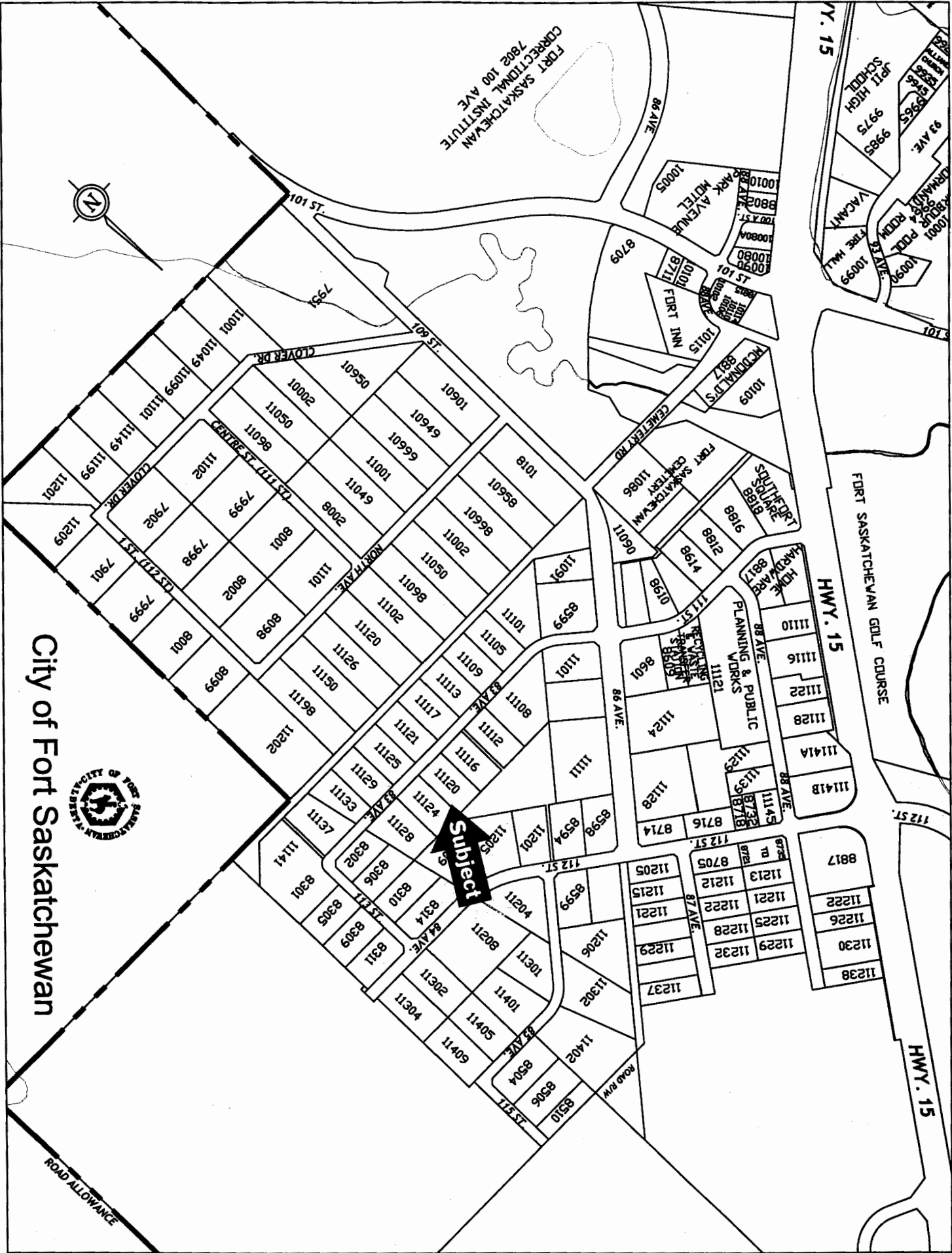
LseTyp/SubLse:	NET / N	Lse Term/Rem:		Lse Measure:	Net Rentable Area
Lease \$/SqFt:	\$ 10.00	Lse Add Rent:		Lse Renew Mo Prd:	
Lse Incentives:		Lse Op Costs Inc:			
Lse Oper \$/SF:					

Bldg Type:	Warehouse, Office Building	LndUse/Zoning:	M-2
Construction:		Owner Interest:	
Roof:		Poss Dt/Notes:	120 / NEG
Exterior:		Restrictions:	
Flooring:		Reports Avail:	None Available
# Elevators:	Bldg Flr Plate:	RPR/Survey:	RPR Yr:
Dist Btwn Col 1:	Dist Btwn Col 2:	Exclusion Exp:	Env Asmt Phs:
Contig Space:	Ceiling Height: 0	# Grd Lvl Drs: 0	Mezz Wrhs Sq Ft:
Prkg Fee Pd:	Total Prkg Spcs:	# Dock Drs: 0	Mezz Wrhs Rate:
Cost of Space:	Common Prkg:	# Rail Drs:	Mezz Off Rate:
Covered Prkg:	Designatd Prkg:	# Other Drs:	Mezz Off Sq Ft:
Energized Prkg:	Heated Prkg:	Total # Load Drs: 0	Main Off Rate:
Parkade Prkg:	Paved Prkg:	Main Off SqFt:	Main Ret Rate:
Amenities:	Yard Gross Area:	Main Wrhs SqFt:	Main Wrhs Rate:
Security Feat:		Access/Loc:	
Fire Protection:	None	Site Services:	
Condo Fee:			
Site Influence:			

HVAC:	Water Supply:
Heating Fuel:	Sewer Storm:
Sewer Septic:	Year Cleaned:
Amps/Volts:	Power Type: Purchaser to Verify

Legal Desc: Plan: 8020165 Blk: 7 Lot: 11 Meridian: 4 Town: 54 Sect: 33 Qtr: NW

Listing Courtesy of: RE/MAX REAL ESTATE



City of Fort Saskatchewan



Subject

ROAD ALLOWANCE