

No Photo Available

FORT SASKATCHEWAN / LIGHT INDUSTRIAL PARK

11124 83 AV T8L 2T9

MLS#: E1006763

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:	0012415874	Lot Frntg FT:	
Vacant SqFt:		Occupancy:	Tenant	Lot Depth FT:	
Land Size SF:	69,260	Zone:	62		

Public Remarks:

Zoning 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:	\$0.00				

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:	# 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: 12 Meridian: 4 Town: 54 Sect: 33 Qtr: NW

Listing Courtesy of: RE/MAX REAL ESTATE