



## EXCELLENT OWNER/USER OR INVESTMENT OPPORTUNITY

### Property Highlights

- 85,145 sq. ft. freestanding building on 2.99 acres
- Dock and grade loading
- Surface and underground parking
- Elevator equipped
- Built out office space
- Building signage and naming rights available
- Tar and gravel roof



#### **Ian Newman**

Partner, Investment  
780 429 9354  
ian.newman@cwedm.com

#### **Will Harvie**

Associate, Office  
780 702 9478  
will.harvie@cwedm.com

#### **Jeff Drouin Deslauriers**

Associate, Industrial  
780 701 3289  
jeff.deslauriers@cwedm.com

#### **Scott Vreeland**

Senior Associate, Office  
780 702 9477  
scott.vreeland@cwedm.com

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

## Sale Details

Site Size:	2.99 acres
Building Size:	85,145 sq. ft.
Year Built:	1976
Legal Description:	Lot 1, Block 6, Plan 7620459
Zoning:	IB - Industrial Business
Parking:	49 surface stalls, 41 underground stalls
Property Taxes:	\$167,771.81 (2018)
<b>Sale Price:</b>	<b>\$7,000,000 (\$82.21/sq. ft.)</b>

## Lease Details - Office

Available Space:	Main Floor:	6,188 sq. ft. (demisable)
	Second Floor:	15,417 sq. ft. (demisable)
	Total:	21,605 sq. ft.
Net Rate:	\$9.75 per sq. ft.	
Operating Costs:	\$9.75/sq. ft. (2018 estimate)	
T.I. Allowance:	Negotiable	
Parking:	Underground	- \$75.00/month
	Surface	- Negotiable
Availability:	Immediate	

## Lease Details - Warehouse

Available Space:	15,000 sq. ft. (main floor)
Net Rate:	\$7.00/sq. ft.
Operating Costs:	\$3.65/sq. ft. (2018 estimate)
Ceiling Height:	21'5" - 23'1"
Loading Doors:	Two (2) 12' x 10' grade
	Two (2) 8' x 10' shared dock
Power Service:	600 amp, 347 volt (TBC)
Heating:	Gas fire overhead
Sump:	Dual compartment sump & trenches
Lighting:	Fluorescent and metal halide
Availability:	30 days

## Property Photos



**Ian Newman**  
Partner, Investment  
780 429 9354  
ian.newman@cwedm.com

**Will Harvie**  
Associate, Office  
780 702 9478  
will.harvie@cwedm.com

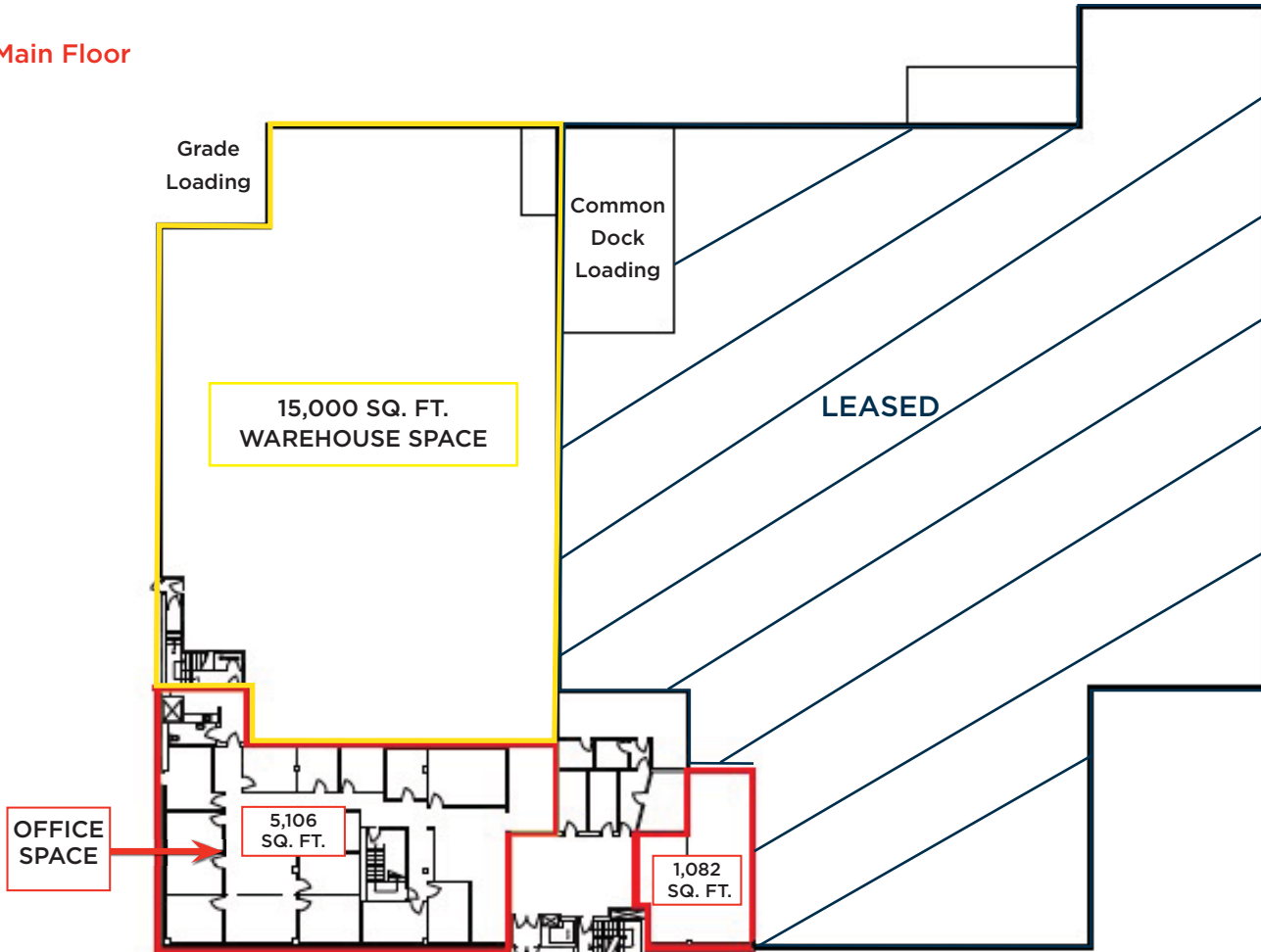
**Jeff Drouin Deslauriers**  
Associate, Industrial  
780 701 3289  
jeff.deslauriers@cwedm.com

**Scott Vreeland**  
Senior Associate, Office  
780 702 9477  
scott.vreeland@cwedm.com

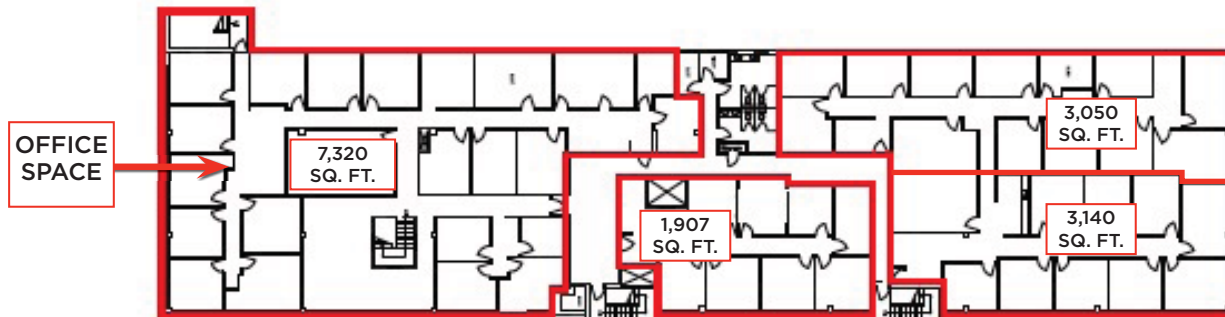
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

**Floor Plan**

**Main Floor**



**Second Floor**



**Ian Newman**  
Partner, Investment  
780 429 9354  
ian.newman@cwedm.com

**Will Harvie**  
Associate, Office  
780 702 9478  
will.harvie@cwedm.com

**Jeff Drouin Deslauriers**  
Associate, Industrial  
780 701 3289  
jeff.deslauriers@cwedm.com

**Scott Vreeland**  
Senior Associate, Office  
780 702 9477  
scott.vreeland@cwedm.com

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

**Aerial Map**



**Ian Newman**  
Partner, Investment  
780 429 9354  
ian.newman@cwedm.com

**Will Harvie**  
Associate, Office  
780 702 9478  
will.harvie@cwedm.com

**Jeff Drouin Deslauriers**  
Associate, Industrial  
780 701 3289  
jeff.deslauriers@cwedm.com

**Scott Vreeland**  
Senior Associate, Office  
780 702 9477  
scott.vreeland@cwedm.com

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)