

Get more information

Karnie VertzPrincipal
780.938.7551
karnie.vertz@avisonyoung.com

Peter SchwannPrincipal
780.970.7228
peter.schwann@avisonyoung.com

Ally Shirley
Associate
780.915.2210
ally.shirley@avisonyoung.com



Sale Summary

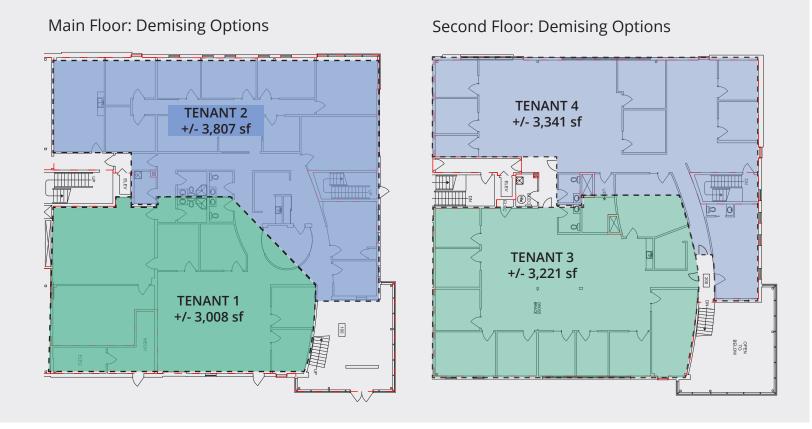
Buidling Size:	27,963 sf
Site Size:	65,437 sf
Sale Price:	\$6,400,000.00
Property Taxes:	\$6.65 psf (2023)
Year Built:	Phase I: 2004 Phase II: 2009
Existing Income:	Call agent for details

Lease Summary

Area Available:	Up to 14,085 sf
Base Rent:	Market
Additional Rent:	\$14.00 psf (Includes utilities)
Parking:	3.9/1,000 sf Surface stalls, free of charge
Zoning:	EIB - Ellerslie Industrial









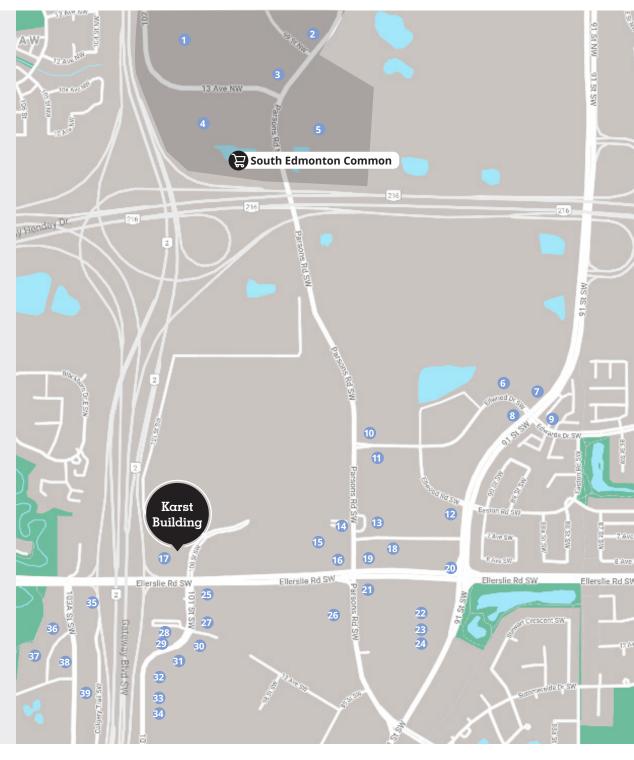
For Sale or Lease

Amenities nearby

- 1. IKEA
- 2. Cineplex
- 3. Sport Chek
- 4. Lowe's
- 5. Walmart
- 6. U-Store-It
- 7. Fire & Flower
- 8. Woodshed Burger
- 9. 7-Eleven
- 10. Saffron Indian Cuisine
- 11. Town Square Brewing
- 12. Servus Credit Union
- 13. Hughes Car Wash
- 14. Dollarama
- 15. Hello India Supermarket
- 16. Boston Pizza
- 17. Lexus
- 18. Rexall
- 19. Canadian Brewhouse
- 20. Husky
- 21. Shoppers Drug Mart
- 22. Brewsters
- 23. Liquor Depot
- 24. Save On Foods
- 25. Four Points by Sheraton
- 26. Holiday Inn
- 27. Hampton Inn
- 28. Best Western
- 29. Royal Pizza
- 30. Volvo
- 31. Volkswagen
- 32. Audi
- 33. Nissan
- 34. Capital Chrysler/ Dodge Jeep Ram
- 35. TownePlace Suites by Marriott
- 36. Fountain Tire Head Office and Kids & Company
- 37. RBC Dominion
- 38. Home2 Suites by Hilton
- 39. Enterprise Rent-A-Car



Located within minutes from of a new community hospital and health campus under construction on a 320-acre site scheduled to open in 2030.



AVISON YOUNG

Get more information

Karnie VertzPrincipal
780.938.7551
karnie.vertz@avisonyoung.com

Peter Schwann
Principal
780.970.7228
peter.schwann@avisonyoung.com

Ally Shirley
Associate
780.915.2210
ally.shirley@avisonyoung.com