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### PROPERTY HIGHLIGHTS

- Lots of yard/powered parking
- Ample Power 1,000 Amps, 120/208V
- Dock & grade loading
- Fibre Optics in building
- Easy access to 170th Street, Anthony Henday

#### PROPERTY DETAILS

- Municipal Address: 11510 168 Street
- Zoning: Medium Industrial (IM)
- Neighbourhood: Norwester Industrial
- Building Size: 35,800 SF
- Year Built: 1976
- Lot Size: 3.4 Acres
- Parking: Up to 168 paved stalls plus Yard
- Leasable Area Available: Up 35,800 SF (ability to convert up to 30,000 SF warehouse)
- Loading: Dock (2) 8' x 8'
   Grade (3) 10' x 10'
- Ceiling Height: 17' and 14'

#### FINANCIAL DETAILS

#### **LEASE DETAILS**

Lease Rate: Starting at \$10.00 per SF

Additional Rent: \$7.23 per SF

(\$3.86 per SF - Property Taxes)

#### SALE DETAILS

Sale Price: **\$4,300,000.00** (\$120.11 per SF) Property Taxes (2024): **\$138,188.00** 

#### FLOOR PLANS







#### **IDEAL USERS**



**DISTRIBUTION** 



**ENGINEERING/CONSULTING** 



MANUFACTURING

#### BENEFITS OF ACQUISITION



OWNER/USER OR INVESTMENT OPPORTUNITY

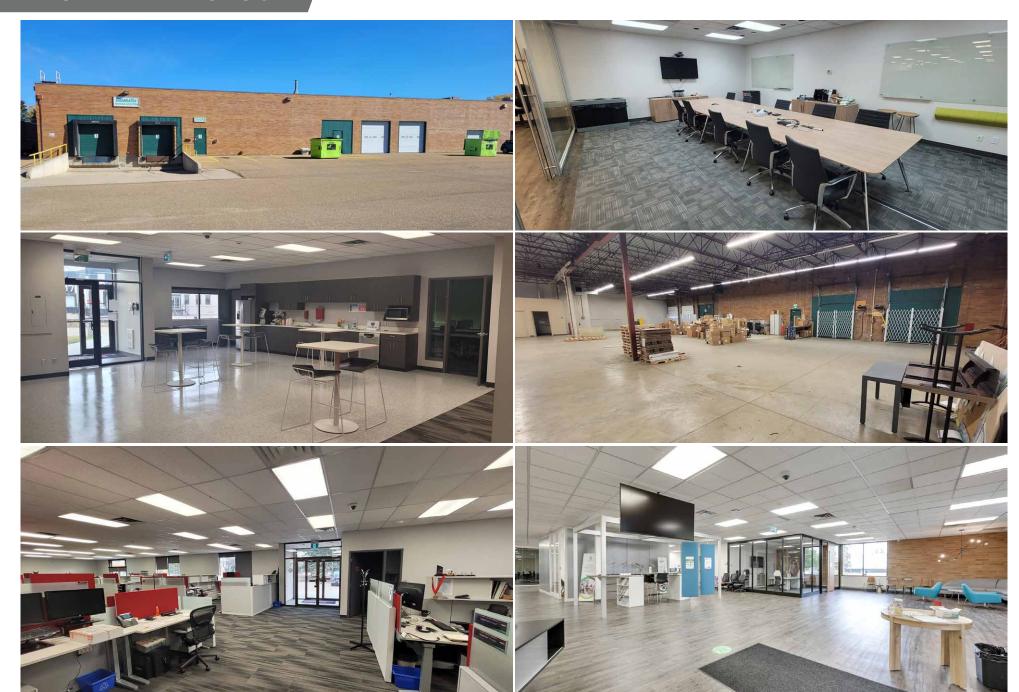


STRATEGIC NORTH WEST LOCATION WITH ACCESSIBILITY



POTENTIAL CANDIDATE FOR REZONING FOR INCREASED USES

## PROPERTY PHOTOS







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