



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE/LEASE

**Newly Improved**

**5834 Elm Drive, Boyle, AB**

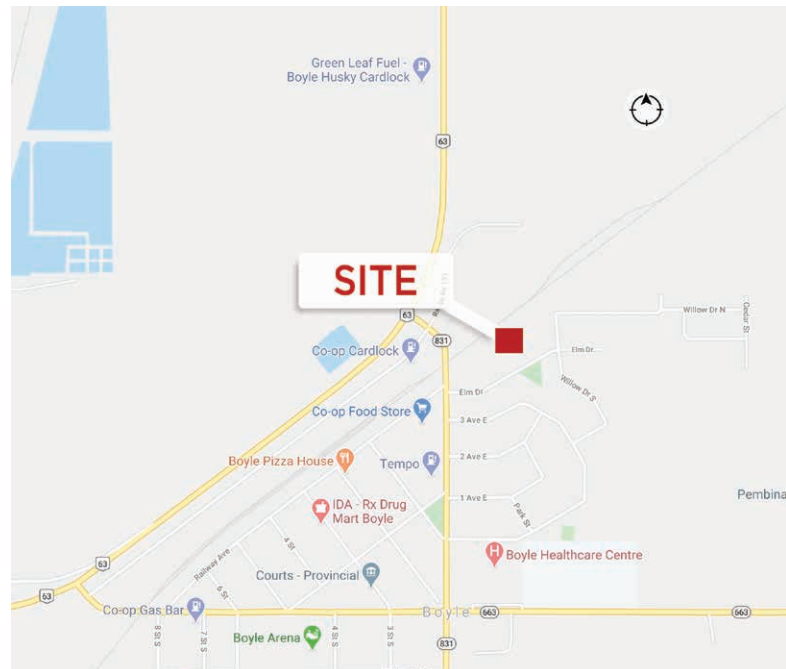
PRICE REDUCED



**7,200 SF on 1 Acre  
Industrial Building For Sale or Lease**

**Property Highlights**

- 5-ton crane ready
- 16.5% site coverage ratio
- Three (3) 16' x 16' powered grade loading doors  
One (1) 16' x 20' powered grade loading door
- Well located with quick access to Highway 63



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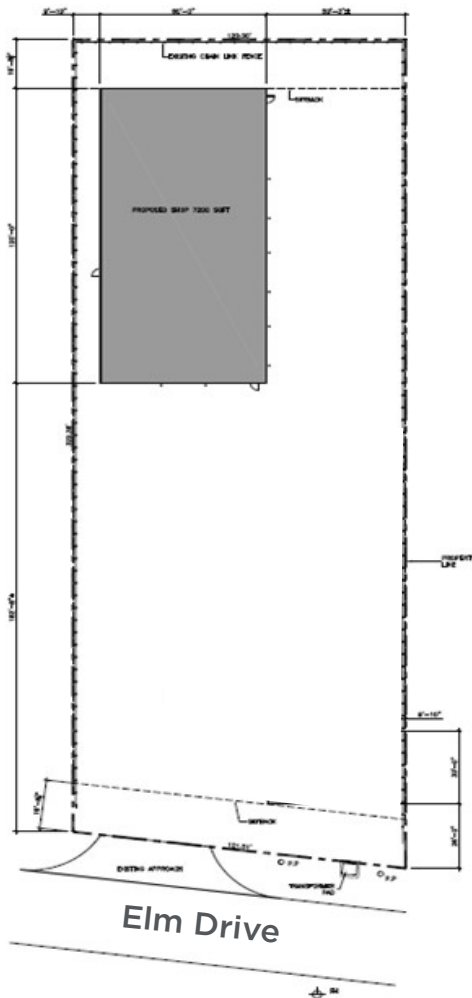
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## Property Details

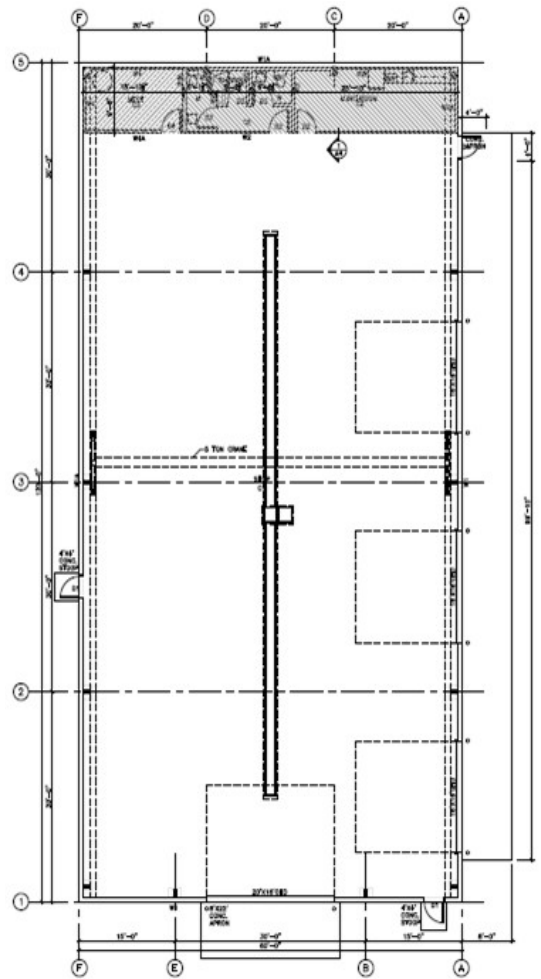
**Address:** 5834 Elm Drive, Boyle, Alberta  
**Legal Address:** Plan 6391NY, Block 21, Lot 2  
**Zoning:** C - Commercial District  
**Construction:** Pre - Engineered Building  
**Clear Height:** 24' - 27'  
**Loading:** Three (3) 16' x 16' grade loading  
 One (1) 16' x 20' grade loading  
**Power:** (TBD)  
**Sump:** Dual compartment with trench drain

**Site Size:** 1.00 acre  
**Site coverage Ratio:** 16.5%  
**Size:** 7,200 SF  
**Crane:** 5-ton crane ready  
**Lighting:** T5 high efficient  
**Heating:** Radiant & unit heater  
**Price Reduced:** \$525,000.00  
**Lease Rate:** \$5.00 per SF plus op. costs  
**Taxes:** (TBD)

## Site Plan



## Building Plan



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