

FOR SALE

FORT SASKATCHEWAN INDUSTRIAL BUILDING & LAND

55017 RGE RD 230, Sturgeon County, AB

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

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PROPERTY HIGHLIGHTS

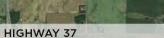
- Freestanding building
- Low site coverage ratio
- Fenced and secured yard
- Functional office area layout
- Excess land leased for agriculture
 - Prepared land is packed and graveled with geotextile fabric

ANTHONAY HENDAY DRIVE

- 2,400 SF heated quonset on site
- Access points via warehouse, main floor office, second floor office and west portion of building
- Two cisterns one 5,000 gallon rain cistern and one 3,000 gallon potable water cistern

P ROAD P

Alterna 128A



HIGHWAY 15



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PROPERTY DETAILS

MUNICIPAL ADDRESS 55017 RGE RD 230, Sturgeon County, AB

> LEGAL DESCRIPTION NW-6-55-22-4

ZONING Agricultural Support Services

BUILDING SIZE 13,425 SF

BUILT 2014 LOT AREA

LOT AREA 73.28 Acres

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LOADING Grade (5) 18' x 16'(shop) Grade (1) 20' x 16' (wash bay), Grade (1) 10' x 16'

SUMPS
Dual Compartment & Trench Sumps throughout

POWER 400 Amp, 240 Volt, 3 Phase power (tbc by Purchaser)

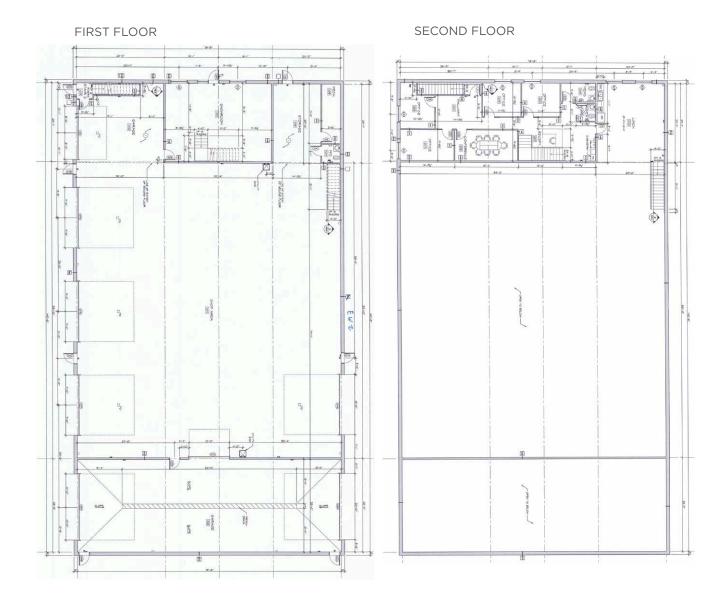
> **SALE PRICE** \$3,800,000

> > TAXES TBD

AVAILABILITY

Main Floor Showroom - 825 SF Mezzanine Office - 2,000 SF Warehouse - 7,200 SF Garage 650 SF <u>Storage Room 350 SF</u> Total - 11,025 SF

FLOOR PLANS



cwedm.com CUSHMAN & WAKEFIELD Edmonton

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