

Fabrication/Manufacturing Facility #1, 45521 Hwy 660, MD of Bonnyville, AB

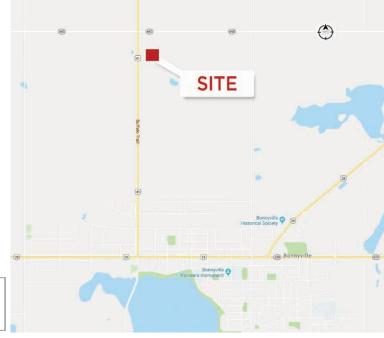


Freestanding Industrial Building for Sale/Lease

Property Highlights

- 46,000 SF freestanding building on 42.5 acres
 (3.5% site coverage ratio)
- Functional fabrication shop layout
 - Multiple cranes
 - Sandblasting booth
 - Paint booth
 - Gas and airlines throughout
- Built in 2007 by Scott Builders
- Sale price Reduced: \$8,000,000.00 \$6,500,000
- Lease rate: MARKET





Kurt Paull sion

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Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com



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Sale Price:

Building Details

Neighbourhood: Victors Industrial Park **Municipal Address:** #1, 45521 - Hwy 660, MD of Bonnyville, AB **Legal Description:** Plan: 0720448 Block: 1 Lot: 2 RI - Rural Industrial Zoning: Power: 1200 amp, 800 volt, 3 phase (to be confirmed) **Loading Doors:** Six (6) 40' x 38' breezeways doors Six (6) 18' x 30' drive-thru doors Metal halide Lighting: Heating: Radiant tube Sumps: Yes Clear Height: 46' Cranes: Seven (7) 10-ton cranes Four (4) 2-ton jib cranes Crane Height: 40' underhook Availability: **Immediately**

Financial Information

\$169,209.06 (2018) **Property Taxes:** Lease Rate: Market Net & Care Free **Operating Costs:**

\$6,500,000

Space Breakdown Two Levels Office: 4,000 SF Indoor Storage: 2.000 SF **Blasting Booth:** 6,000 SF Paint Booth: 8,000 SF Overall Warehouse/Shop: 26,000 SF TOTAL 46,000 SF Covered Crane Way: 24,000 SF



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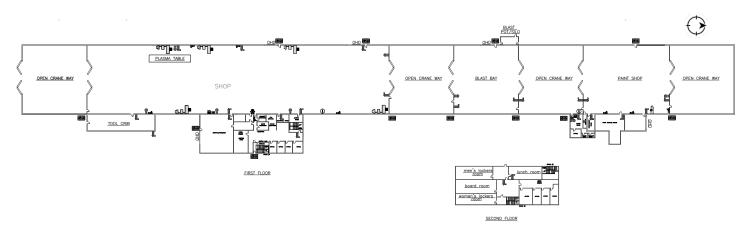
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Site Plan



Property Photos





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Property Photos



Aerial



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