

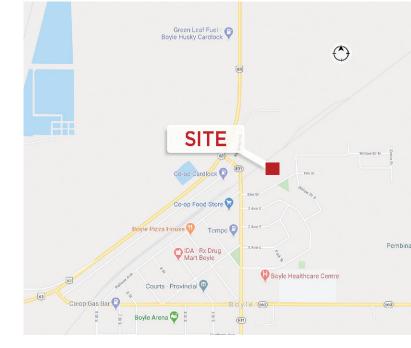
FOR SALE/LEASE Newly Improved 5834 Elm Drive, Boyle, AB



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



Kurt Paull, sion Associate Partner 780 702 4258 kurt.paull@cwedm.com Will HarvieMax MeAssociate PartnerAssociate780 902 4278780 702 9will.harvie@cwedm.commax.mcpeal

Max McPeakAssociateAssociateAssociate780 702 90825max.mcpeak@cwedm.comm

Nick Mytopher Associate 587 597 5475 nick.mytopher@cwedm.com Derek Hall Associate - 3 Percent Realty Progress 780 505 2030 derek.hall@3percentrealty.ca CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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CUSHMAN & WAKEFIELD Edmonton

FOR SALE/LEASE **Newly Improved** 5834 Elm Drive, Boyle, AB

Site Size:

Size:

Crane:

Lighting:

Heating:

Lease Rate:

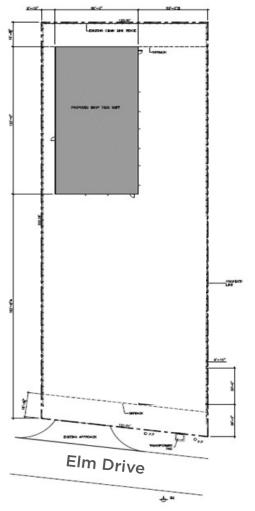
Price:

Taxes:

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 Plan



Kurt Paull, SIOR Associate Partner 780 702 4258 kurt.paull@cwedm.com

Will Harvie Max McPeak Associate Partner Associate 780 902 4278 780 702 9082 will.harvie@cwedm.com max.mcpeak@cwedm.com

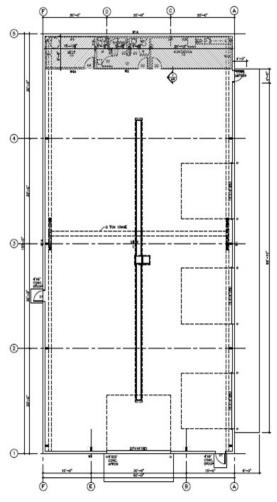
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1.00 acre Site coverage Ratio: 16.5% 7,200 SF 5-ton crane ready T5 high efficient Radiant & unit heater \$715,000.00 Negotiable

(TBD)

Building Plan



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