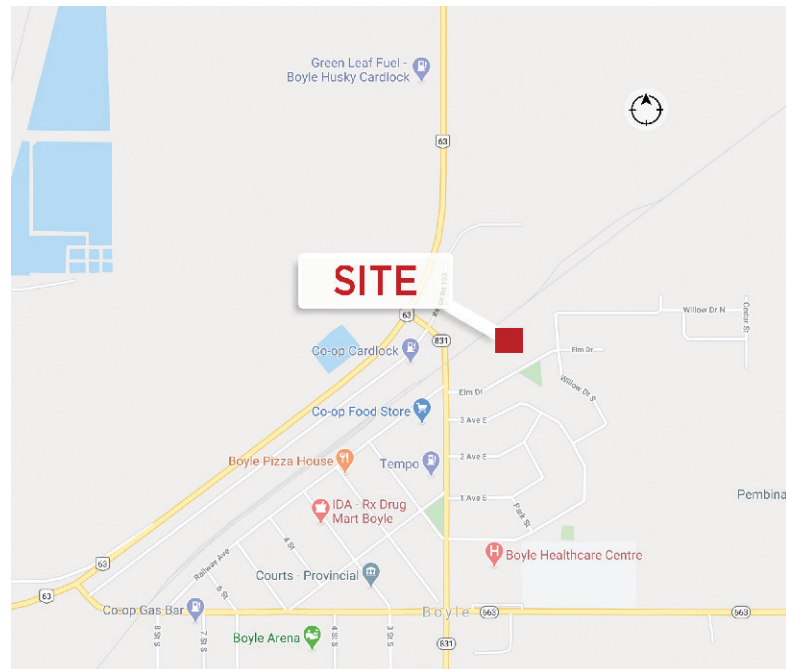




7,200 SF on 1 Acre Industrial Building For Sale or Lease

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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**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE/LEASE

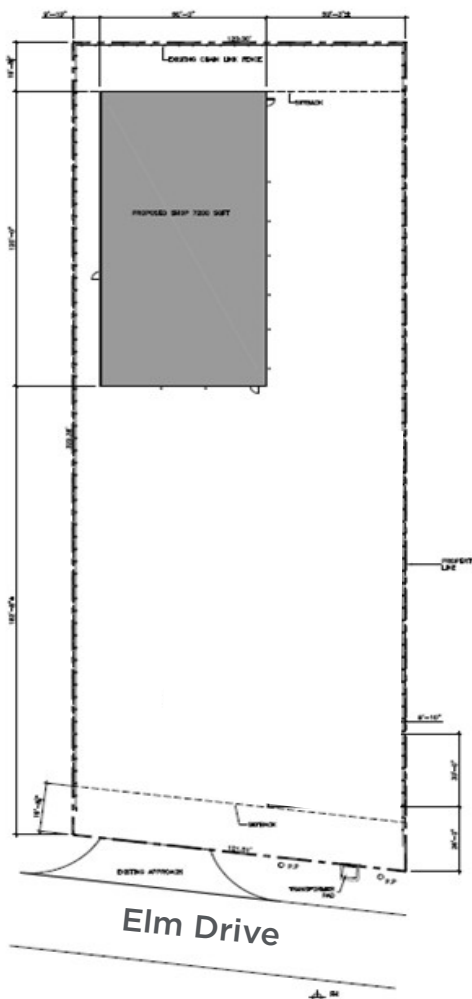
Newly Improved
5834 Elm Drive, Boyle, AB

Property Details

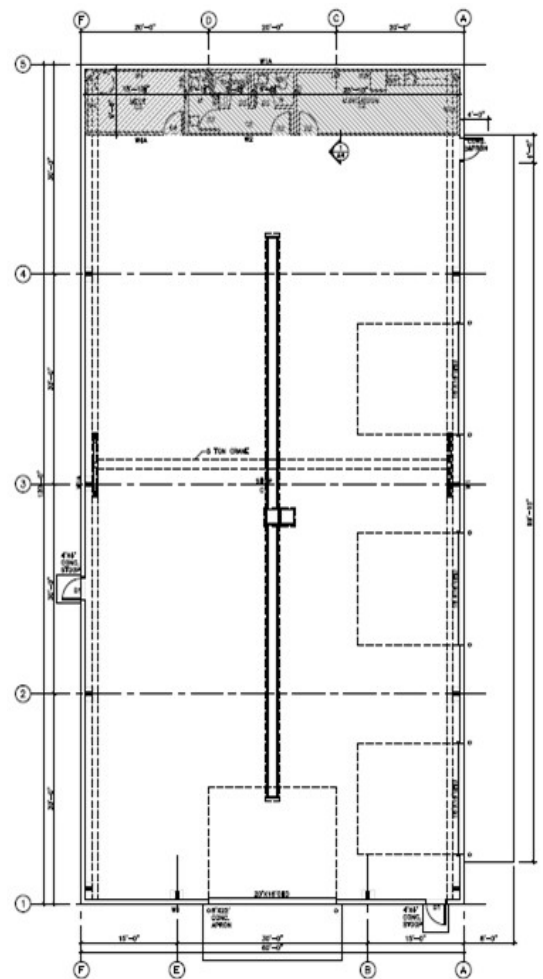
Address: 5834 Elm Drive, Boyle, Alberta
Legal Address: Plan 6391NY, Block 21, Lot 2
Zoning: C - Commercial District
Construction: Pre - Engineered Building
Clear Height: 24' - 27'
Loading: Three (3) 16' x 16' grade loading
One (1) 16' x 20' grade loading
Power: (TBD)
Sump: Dual compartment with trench 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: \$715,000.00
Lease Rate: Negotiable
Taxes: (TBD)

Site Plan



Building Plan



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