



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

BOTTLE DEPOT LAND AND BUILDING INVESTMENT

RR 272 Highway 13,
Falun, AB

\$950,000

10 YEAR LEASE

8% CAP RATE - INVESTMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- Income Property with a long term lease in place
- Operating business is a licensed Bottle Depot – long term and limited risk of moving
- Location and building is specific and suited for this property
- Land size: ± 2.84 acres
- ± 2,400 SF commercial industrial building
- Lease commencement: April 2021
- This is a NNN net lease
- Tenant is responsible for all expenses
- 45 mins from Edmonton, on the way to Pigeon Lake

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PROPERTY DETAILS

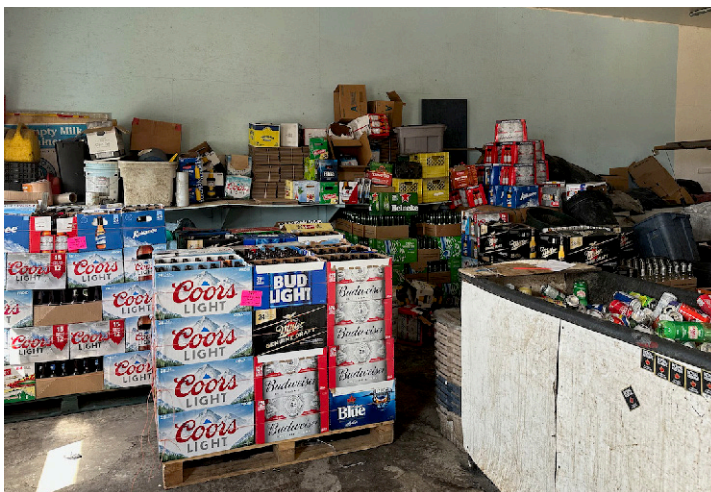
Municipal Address:	RR 272 Highway 13 Falun, AB
Legal Description:	Plan 0220424, Block 1, Lot 2
Zoning:	Urban Commercial District (UC)
Building Size:	± 2,400 SF
Lot Size	± 2.84 Acres

Assessment:	\$444,535 (2021)
Lot Area:	Rectangular
Added Opportunity:	Excess lands can provide opportunity to build additional structure for other business uses.

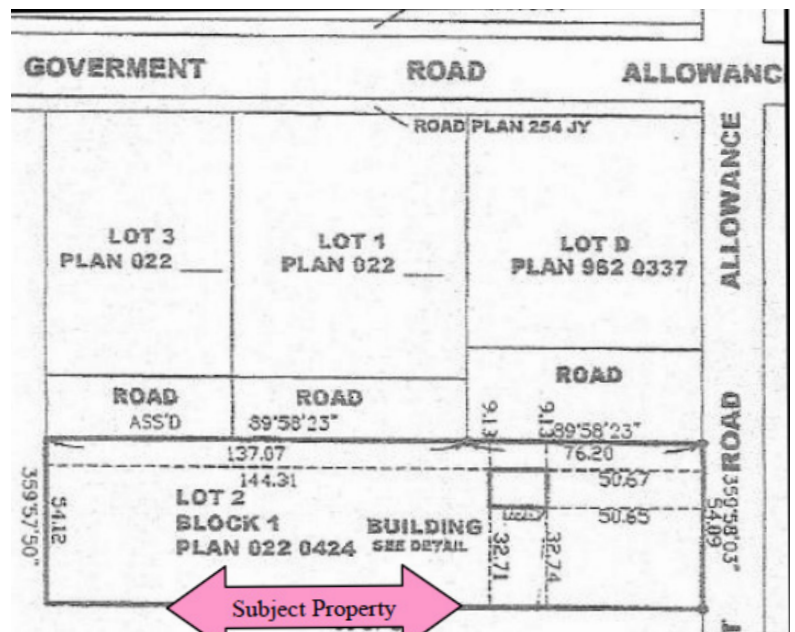
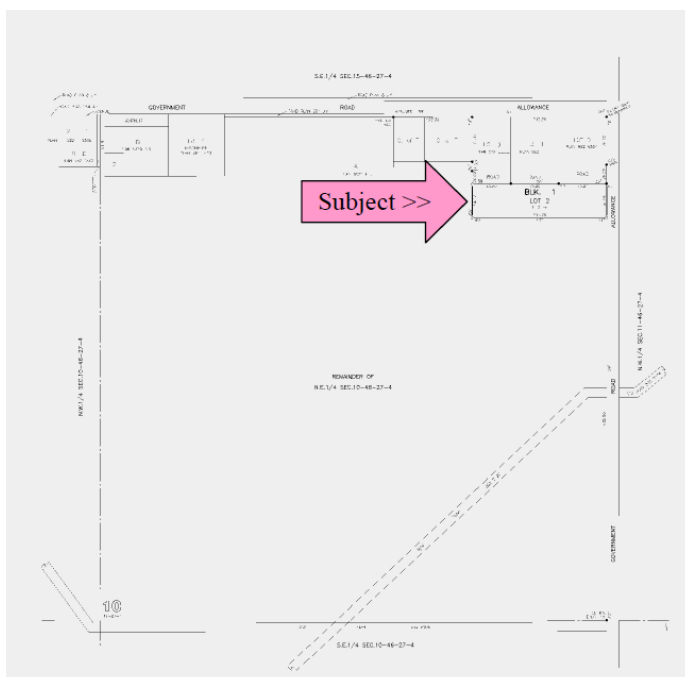
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PROPERTY PHOTOS



SITE PLAN





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