

# RIMBEY MULTI-TENANT INVESTMENT SALE

 [DRONE VIDEO](#)

FOR SALE

4901/11/19 46 Avenue,  
Rimbey, AB

**Adam Martinson**  
Partner

780 701 3285  
[adam.martinson@cwedm.com](mailto:adam.martinson@cwedm.com)

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# THE OPPORTUNITY

- Cushman & Wakefield Edmonton is pleased to present the exclusive opportunity to acquire a 100% interest in an industrial real estate investment in Rimbey Alberta. It is comprised of five separate land parcels totalling 5.94 Acres (to be confirmed) with three buildings totalling 29,384 square feet.

## ABOUT RIMBEY

- Rimbey is a town located in central Alberta at the junction of Highway 20 and 53 - It is approximately 62 kilometres northwest of Red Deer and 145 kilometres southwest of Edmonton. Rimbey is mainly a farming community but it is increasingly becoming a hub for servicing the oil and gas sector in central Alberta.



# 4919 46 AVENUE

## PROPERTY DETAILS



### TENANT:

Lakeview Propane

### LEGAL DESCRIPTION:

Plan 0820406, Block 1, Lot 17 & Plan 0925274,  
Block 1, Lot 13

### BUILDING SIZE:

8,000 SF

### LOADING:

(5) 16'x16' grade including (1) drive thru Bay

### CEILING HEIGHT:

17'

### HEAT:

Radiant Overhead

### CONSTRUCTION:

Wood Frame

### ADDITIONAL:

(2) Offices

### ZONING:

Industrial

# 4911 46 AVENUE

PROPERTY DETAILS



**TENANT:**  
Mach Energy Services

**LEGAL DESCRIPTION:**  
Condominium Plan 1123032, Unit 1,2,3,4

**BUILDING SIZE:**  
15,000 SF

**LOADING:**  
(8) 15'x16' grade including (1) drive-thru bay

**CEILING HEIGHT:**  
18' to 23'

**HEAT:**  
Radiant Overhead

**CONSTRUCTION:**  
Steel Frame

**ADDITIONAL:**  
(5) Offices

**ZONING:**  
Industrial

# 4901 46 AVENUE

## PROPERTY DETAILS



**TENANT:**  
Mach Energy Services

**LEGAL DESCRIPTION:**  
Plan O925274, Block 1, Lot 16

**BUILDING SIZE:**  
6,384 SF

**LOADING:**  
(5) 16'x16' grade including (2) drive thru bays (1)  
13'x14' grade

**CEILING HEIGHT:**  
18'

**HEAT:**  
Radiant Overhead

**CONSTRUCTION:**  
Wood Frame

**ZONING:**  
Industrial

# ADDITIONAL LAND

## PROPERTY DETAILS

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### TENANT:

Mach Energy Services & Lakeview Propane

### LEGAL DESCRIPTION:

Plan 0925274, Block 2, Lot 11 & Plan 0925274,  
Block 2, Lot 12

### LAND SIZE:

± 1.94 Acres

### ZONING:

Industrial

### ADDITIONAL:

Fenced, Gated, and Gravelled



# PROPERTY



## TENANT INFORMATION

### Mach Energy Services Ltd

Mach Energy Services ([LINK](#)) provides transportation services specializing in oil, gas, and fluid hauling. With their head office in Rimbey, they service areas across Canada and into the United States for refined products such as Kerosene, Diesel, Gasoline, Propane, Oil, Condensate, and Molten sulphur among with refined products.

### Lakeview Propane Group Ltd

Lakeview Propane ([LINK](#)) provides bulk propane delivery for industries ranging from Commercial, oilfield, agricultural, and Frac Water Heating. They service across Alberta including Calgary, Olds, Innisfail, Red Deer, Edmonton, Rocky Mountain House, Bentley, Grande Prairie, and Peace River area.

## INCOME INFORMATION

Lease Term Expiry: March 31, 2029

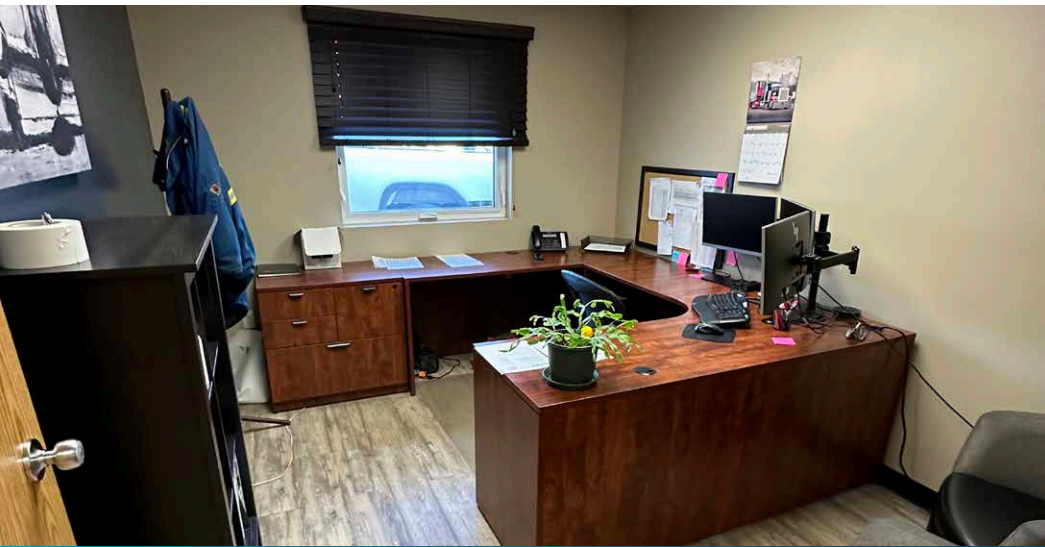
Net Operating Income: \$333,456

## SALE DETAILS

Asking Price: \$3,800,000

Mortgage: Treat as clear title

# INTERIOR PHOTOS



 **CUSHMAN &  
WAKEFIELD**  
Edmonton

**Adam Martinson**  
Partner  
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[adam.martinson@cwedm.com](mailto:adam.martinson@cwedm.com)

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