

PRICE REDUCED BY \$1,050,000

Court Ordered Sale

Fort McMurray Freestanding
Multi-Tenant (Capable)
Industrial Building



 VIEW OFFICE

 VIEW WAREHOUSE

19,119 SQ. FT.± ON 2.14 ACRES

351 Rickard Road Fort McMurray, Alberta

Property Highlights



Size: High quality freestanding office/warehouse building totaling 19,119 sq.ft.± on 2.14 acres in Rickard's Landing Industrial Park



Owner/User and Investment Potential: Property is uniquely designed to allow for up to five separate tenants, allowing an owner to separate its operation and collect investment income

- Potential for up to four separate warehouse units (3,076 sq.ft.± each) with separate grade loading doors, private entrances, and separately metered utilities already in place



Office Build out: 6,815 sq.ft.± of newly built office space over two floors with high-quality finishing throughout



New Construction: Property was built in 2015, offering a longer life span with lower future maintenance costs



Functionality: Two access points to the property with ample parking and yard storage



Superior Location: Strategically located in the Rickard's Landing Industrial Park with excellent access off Highway 63; Highly appealing to users that conduct business in Fort McMurray and along the Highway 881 corridor



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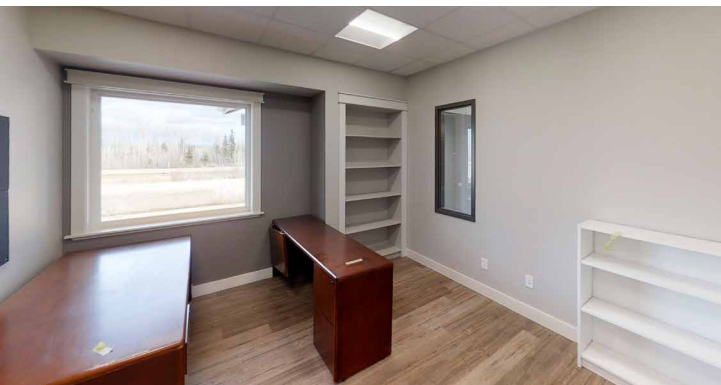
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Property Information

LEGAL DESCRIPTION Plan 1324913, Block 3, Lot 18

SITE SIZE 2.14 acres± (fenced)

ZONING BI (Business Industrial District)

TAX LEVY (2019) \$96,165.39 (Estimate)

Building Information

SIZE ± Main Level Office: 3,588 sq. ft.
Upper Level Office: 3,227 sq. ft.
Warehouse: 12,304 sq. ft.
Total Building Area: 19,119 sq. ft.

CONSTRUCTION Pre-engineered steel & metal framing

CEILING HEIGHT 24' clear

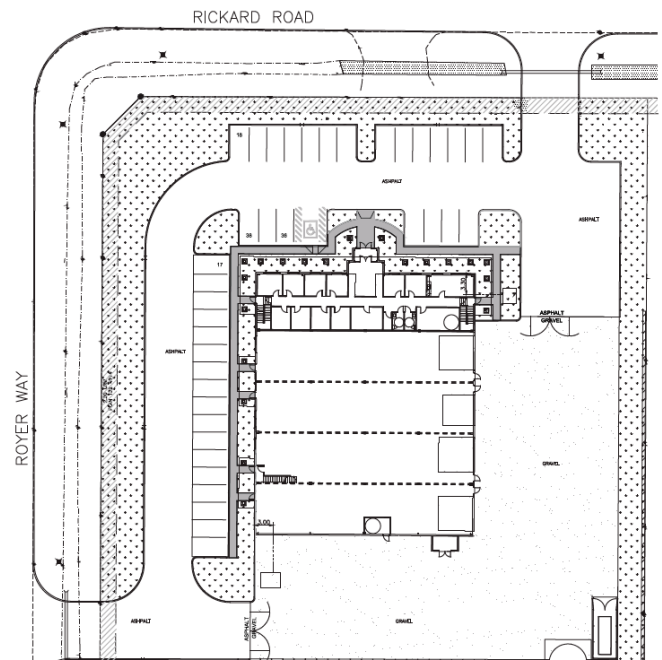
LOADING 3-Grade (18' x 18')
1-Grade (14' x 18')

POWER 800 amps, 3 phase

LIGHTING T5H0

YEAR BUILT 2015

SALE PRICE ~~\$4,800,000 (\$251 per sq.ft.)~~
Reduced to \$3,750,000 (\$196 PSF)



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