

For Sale

Free-standing 12,000 sq.ft.±
Office/Warehouse Building
on 5.28 acres (in aggregate)

PROPERTY CAN BE SOLD AS ONE AGGREGATE
PACKAGE OR SOLD SEPERATELY

 VIEW VR TOUR



11237/29 - 87 Ave & 11302 - 85 Ave
Fort Saskatchewan, AB

Key Marketing Features

- **Size:** Free-standing 12,000 sq.ft.± office/warehouse property on 5.28 acres± (in aggregate) caters to a wide variety of industrial owner/occupier users
- **Build-out:** Office areas are well built-out with functional work areas and amenities
- **Functionality:** Warehouse offers 18' ceiling heights, storage mezzanine and is serviced by (3) 16' x 12' grade O/H doors
- **Low Site Coverage/Surplus Yard Area(s):** Building covers approx 5.22% (in aggregate)
- **Separately Titled Properties:** Situated on 3 separately titled lots with separate municipal addresses offering flexibility to develop additional buildings or sell off excess yard areas without having to undergo formal subdividing.
- **Superior Location/Services:** Property is located in Eastgate Business Park offering full amenities and municipal services.
- **Sale Price:** Option 1: Lots 7A, 6 & 11 - \$2,650,000
Option 2: Lots 7A & 6 - \$1,665,000
Option 3: Lot 11 - \$1,088,500



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Additional Property Details

- Fibre optics delivered to property
- Energized front parking stalls
- Newer roof, approximately 2 years old, and regularly maintained property

Sale Price:

- Option 1: Lots 7A, 6 & 11 - \$2,650,000
- Option 2: Lots 7A & 6 - \$1,665,000
- Option 3: Lot 11 - \$1,088,500

	Lot 7A , 11237 - 87 Avenue Fort Saskatchewan, AB	Lot 6 , 11229 - 87 Avenue Fort Saskatchewan, AB	Lot 11 , 11302 - 85 Avenue Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan 7922371, Block 5, Lot 7A	Plan 4560TR, Block 5, Lot 6	Plan 8020165, Block 5, Lot 11
LAND SIZE	1.17 acres±	1 acre±	3.11 acres± (fenced)
ZONING	IL - Light Industrial	IL - Light Industrial	IL - Light Industrial
2018 TAX LEVY	\$15,876.53	\$14,839.43	\$14,601.96
YEAR BUILT	1980	-	-
TOTAL PROPERTY SIZE	12,000 sq.ft.± on 1 acre(s)±	-	-
SERVICES	Municipal services	Municipal services	Municipal services
PROPERTY FEATURES	See office area and warehouse area below	Fenced area; Can be converted into useable yard	Fully prepared, energized, illuminated & fenced; Yard access by one main approach off 85 Ave

OFFICE AREA (11237 - 87 AVENUE)

MAIN FLOOR

SIZE	5,000 sq.ft.±
DEMISED AS	Reception area, large central open work/cubical area, 12 private offices, 1 executive office, boardroom, kitchenette and 2 washrooms
HEATING	Conventional forced air furnace system

BONUS SECOND FLOOR

SIZE	5,000 sq.ft.±
DEMISED AS	5 private offices, 3 open work station areas, 2 washrooms & kitchenette

WAREHOUSE AREA (11237 - 87 AVENUE)

SIZE	6,800 sq.ft.± (TBC)
CRANE SYSTEMS	Jib Crane (Capacity TBC)
CEILING HEIGHT	18' at underside of joists
LOADING	(3) 16' x 12' grade overhead doors (TBC)
POWER	3 phase, 4 wire power supply (TBC)
LIGHTING	Fluorescent lighting
HEATING	Tubular radiant fixtures and suspended gas fired unit

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VR TOUR: <http://bit.ly/2JMT7hY>

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