

For Sale or Lease  
27,850 Sq. Ft.± on  
15.15 Acres

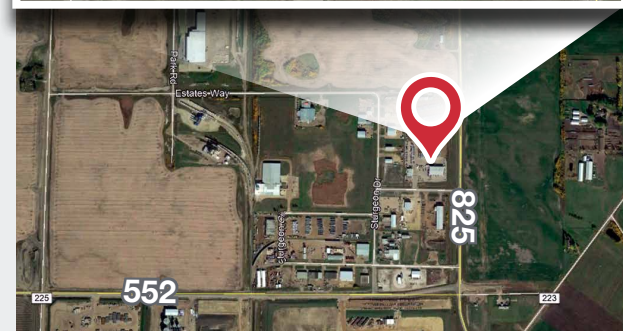


**TWO BUILDINGS: 27,850 SQ.FT.± ON 15.15 ACRES**

## 182 Sturgeon Way Fort Saskatchewan, Alberta

### Property Features

- Building 1: Architecturally designed 5,740 sq.ft.± fully improved office space with dispatch center, separate designated lunch rooms for admin and operations staff, security access boundaries, and more.
- Building 2: 22,110 sq.ft.± warehouse with 6 drive through bays, service shop, supply room, parts counter, driver lunch room, mezzanine, and an automated truck wash.
- Land: 15.15 acres of fully improved and well maintained laydown.



### Conor Clarke

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### Chad Griffiths

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### Ryan Brown

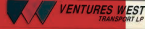
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182 Sturgeon Way, Fort Saskatchewan AB

## Details

- Located in the Sturgeon Industrial Park and the Alberta Industrial Heartland
- 2009 building construction provides years of low-maintenance operation
- Heavy duty yard (polymer stabilized gravel over recycled concrete) with significant paving component, power, tower lights, security fence
- Shop with in-floor heating, mechanics' pit, automated wash bay, secure parts room, drive-through bays and staff room
- Office space includes architectural finishes, two lunch rooms, separate facilities for office and operational staff, patio and proximity card security
- On-site refueling

## Additional Information

SITE SIZE	15.15 acres
LEGAL DESCRIPTION	Plan 0820287, Block 4, Lot 8
NET LEASABLE AREA	5,740 sq.ft.± office 19,910 sq.ft.± shop + 2,200 sq.ft.± mezz. 15.15 acres fully improved yard
ZONING	Industrial Rural District
FINANCING	Clear title
LEASE RATE	\$10.35/sq.ft./annum; \$3,250/acre* <i>*on 12 acres surplus yard only</i>
OPERATING COSTS	To be determined
SALE PRICE	\$8,499,000
PROPERTY TAXES	\$92,036.93 (2018)
POSSESSION	July 1, 2019

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