

For Sale / Lease



INDUSTRIAL INVESTMENT PROPERTY

6 CAVALIER SUBDIVISION

HIGHLIGHTS & FEATURES

- 12,000 square feet, can be demisable as 3 (4000 sq ft bays) plus a 1,203 square foot mezzanine
- Fully fenced yard with gate on either side
- Steel framed, metal clad building
- Offices, staff area with mezzanine above
- Two 2 piece washroom

LEGAL:	Plan 0011361 Block 2; Lot 2
LOT SIZE:	1.54 acres
BUILDING SIZE:	Warehouse 12,,000 sq. ft. Mezzanine 1,203 sq. ft.
BUILDING INFO	Floor sump 2 ton crane exhaust system
LOADING	1 - 14'x 14' overhead 1 - 14' x 20' overhead
ZONING	Light Industrial
CEILING HEIGHT	18" to eaves
LEASE RATE	\$Market
TAXES	\$10,540.99 (2017)
POSSESSION	IMMEDIATE
PRICE:	\$1,099,000

Richard Seguire, BROKER

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6 CAVALIER SUBDIVISION, BROOKS, AB

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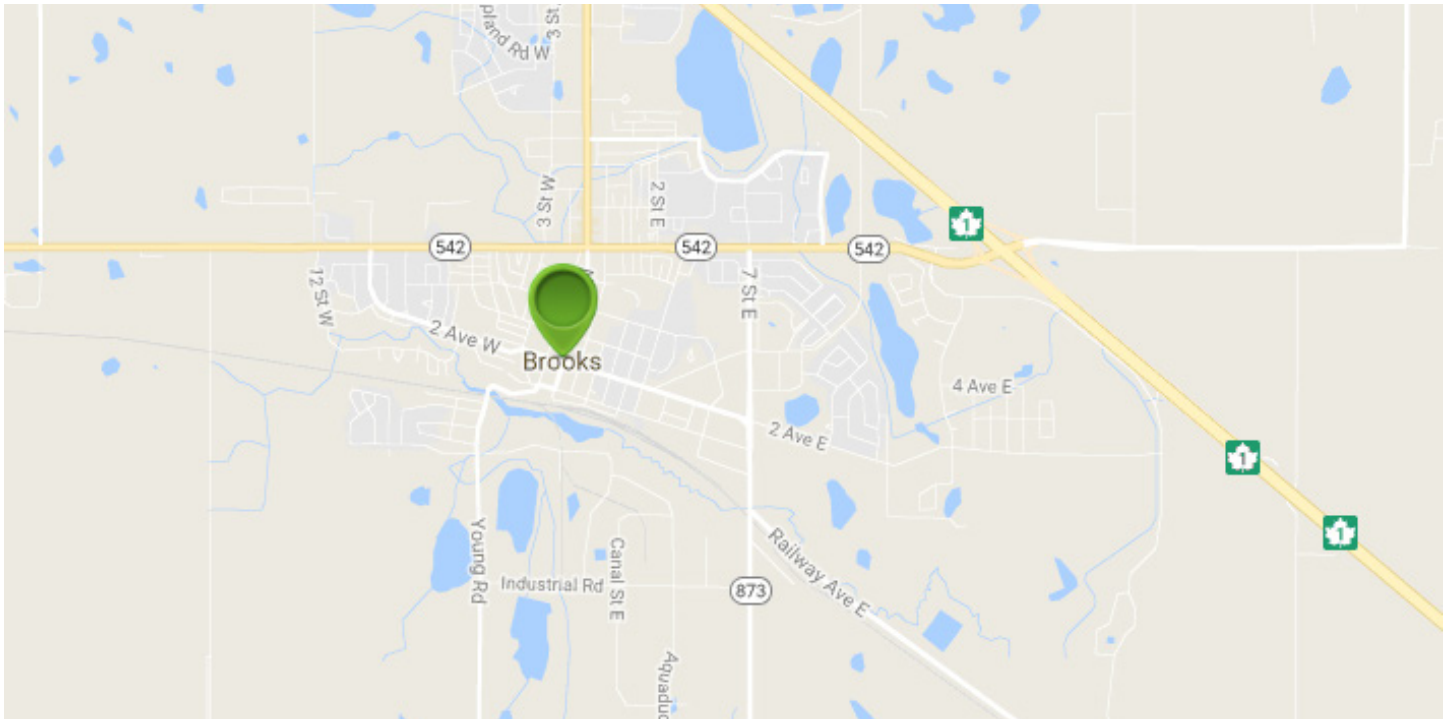
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