



FOR SALE

10,500Sq.Ft Industrial Building on 1 Acre

Sylvan Lake Industrial Area

#11 Erickson Crescent



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson

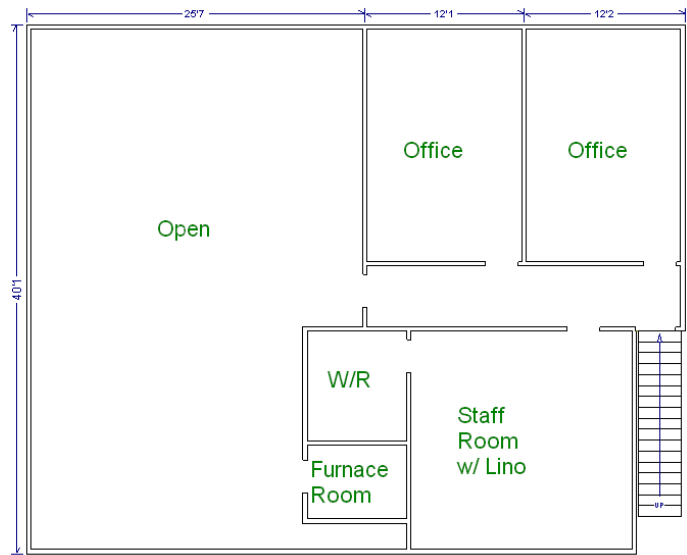
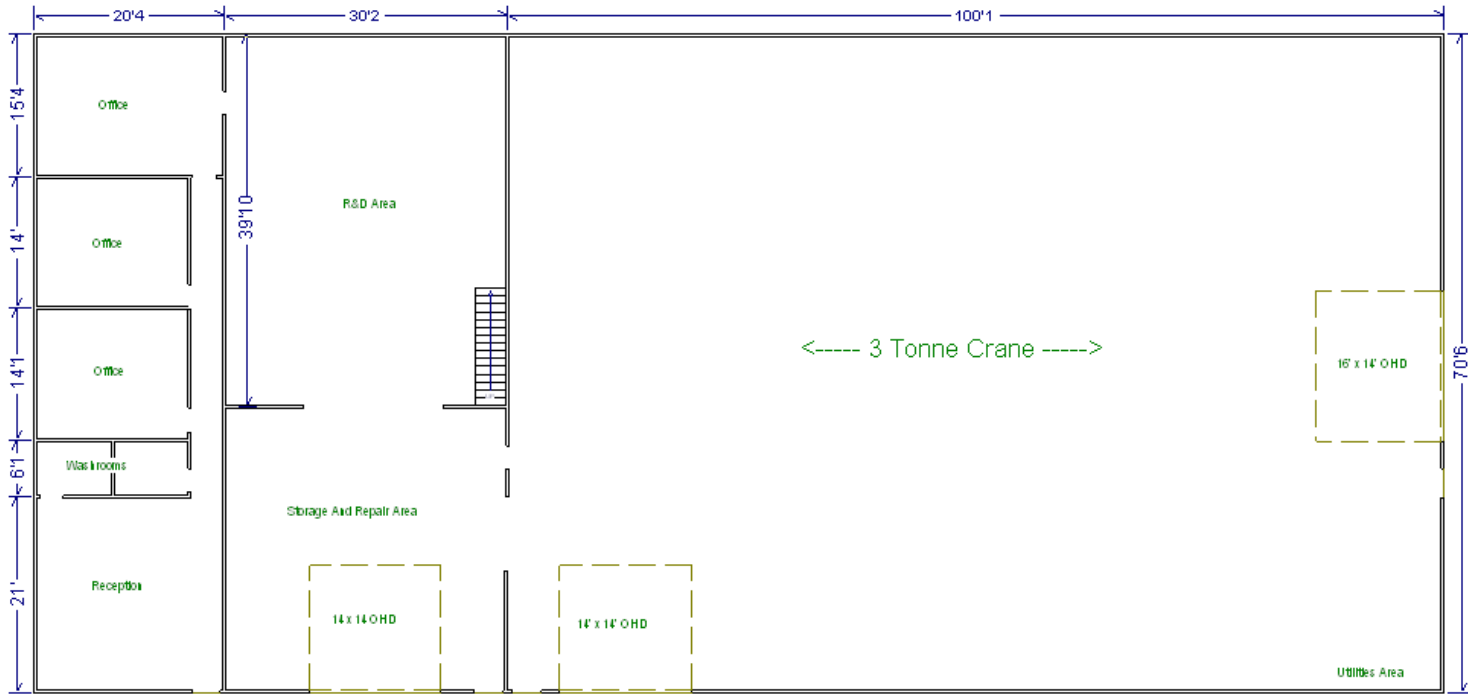


Century Centre, #203, 4807 – 50th Avenue, Red Deer, Alberta, T4N 4A5
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Advantage – Commercial is a Division of Century 21 - Advantage

- MUNICIPAL:**
- 11 Erickson Crescent Sylvan Lake, AB
- LEGAL:**
- Lot 3 Block 2 Plan 982-4711
- LOCATION:**
- Southwest of Highway 11A and Highway 20
 - West of Tim Hortons
- ZONING:**
- I-1
- BUILDING DESCRIPTION:**
- 70' x 150' for total 10,500 square feet
 - Steel structure – metal clad, sloped metal roof
 - Mezzanine of approx 2,000sq.ft with 1,000sq.ft developed
 - Front office area of approx 21' x 70' = 1,470sq.ft
 - Air conditioned
 - Front 50' x 70' has in-slab heating
 - Remainder of building has radiant heating
 - Flat floor – 22' eave height
 - 3 overhead doors – 2 – 14' x 14', 1 – 16' x 14'
 - Shop 100' x 70' has 1 – 3 ton crane running length
 - Make-up air system
 - 600 amp power (to be verified)
 - Shop area has metal interior on walls 8' up
- YARD:**
- Fully fenced – very good compaction for heavy equipment
 - 1 acre in size
- EXISTING LEASE DETAILS:**
- Rate \$14.00/sq.ft Base until Aug 31/09; Tenant could vacate earlier
- PROPERTY TAXES:**
- \$9,282.15 (2008)
- LIST PRICE:**
- **\$1,500,000.00**

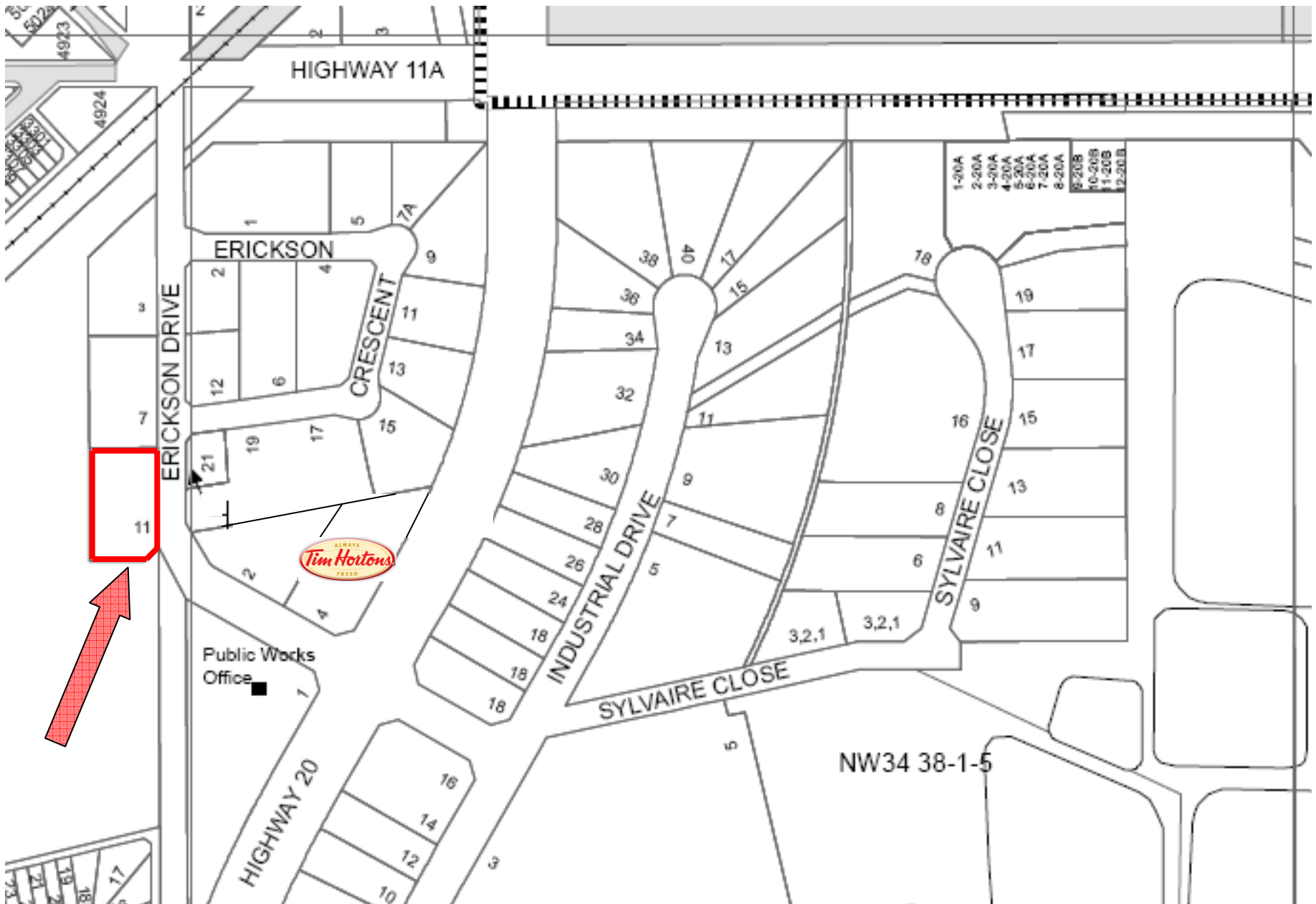
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Mezzanine

These Diagrams may not be accurate or to scale.

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