



**FOR SALE**  
**12,000Sq.Ft Industrial Building on 1 Acre**  
**Sylvan Lake Industrial Area**

**#6 Erickson Crescent**  
**Price Reduced!**



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson

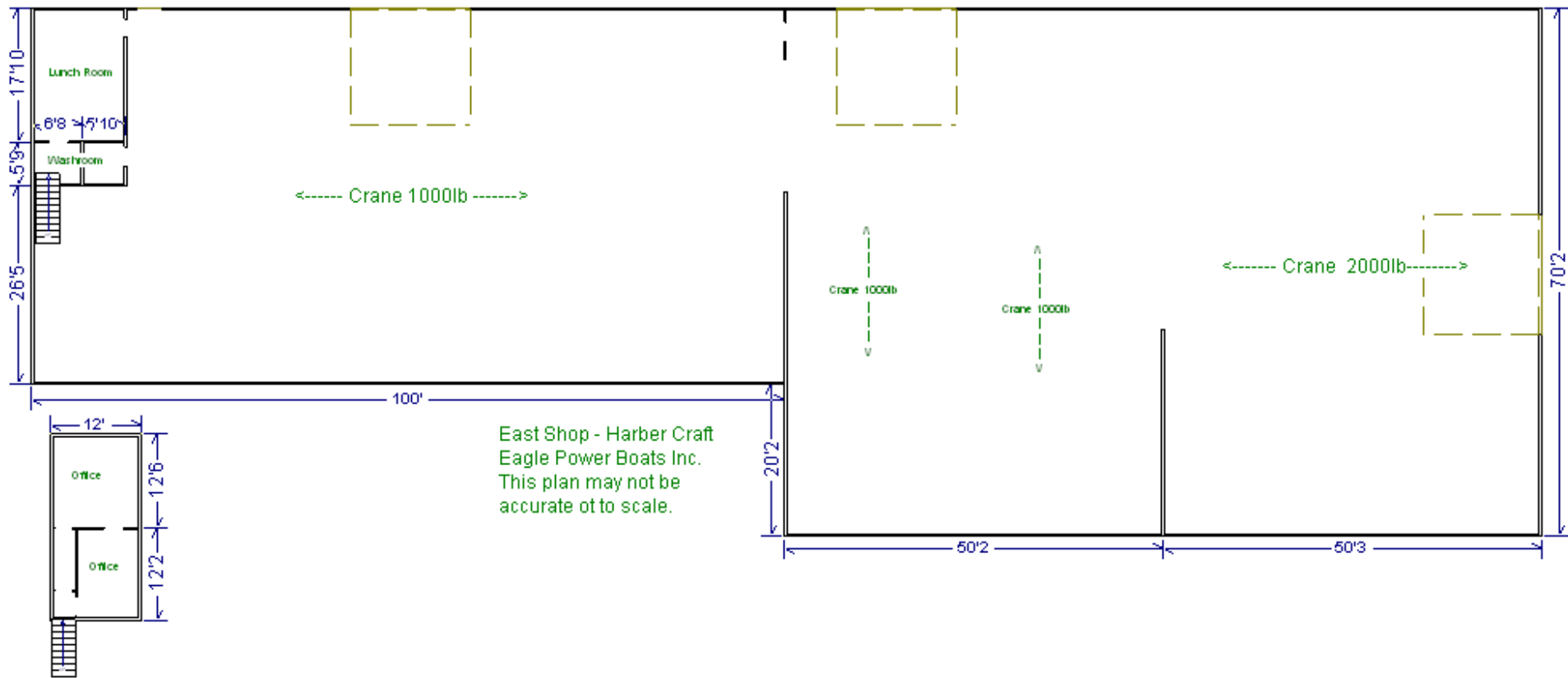


Century Centre, #203, 4807 – 50<sup>th</sup> Avenue, Red Deer, Alberta, T4N 4A5  
Phone: (403)346-6655 Fax: (403)341-7813 E-mail: [larry@canadacommercial.ca](mailto:larry@canadacommercial.ca)  
[www.commercialandsales.com](http://www.commercialandsales.com)

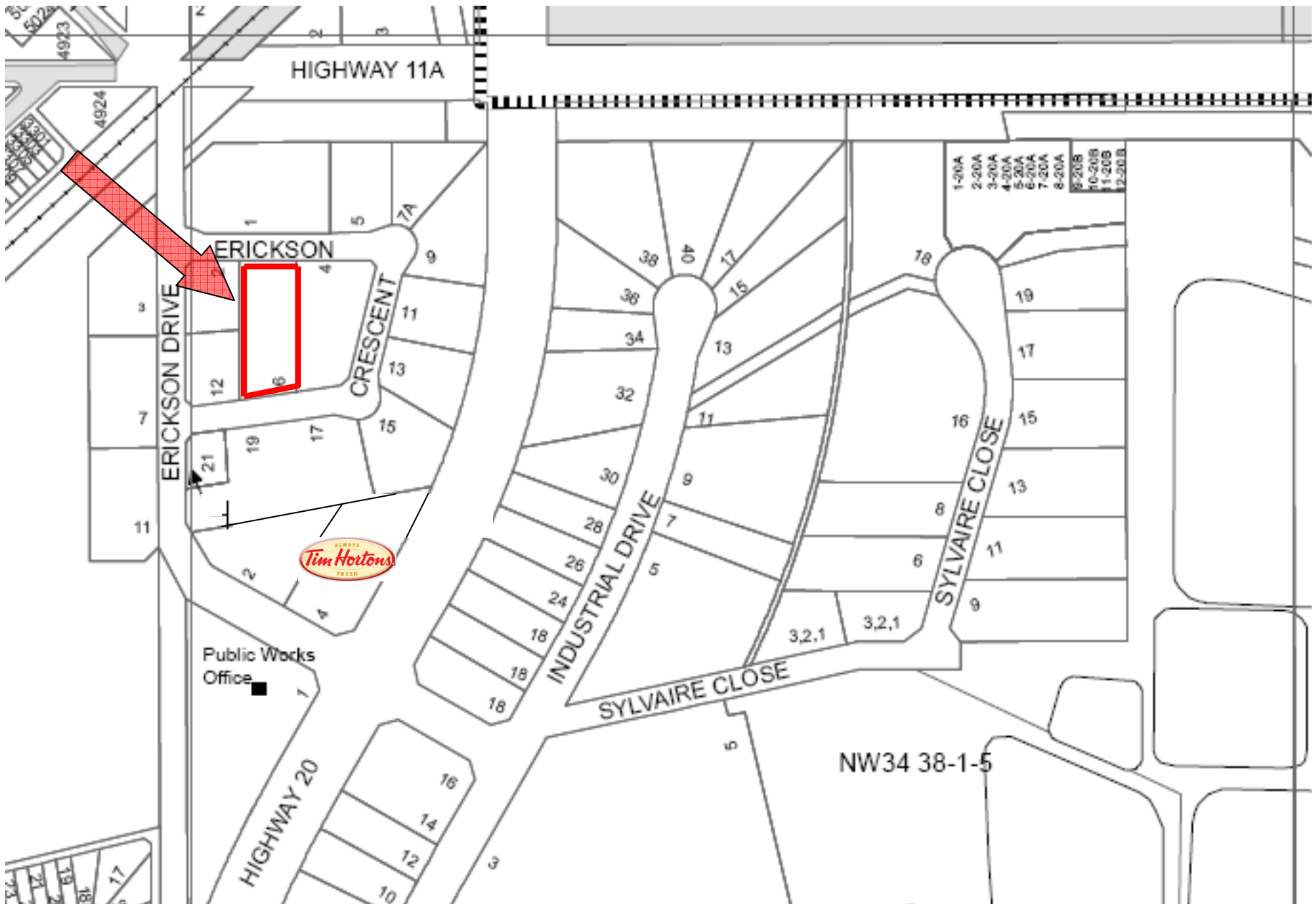
Advantage – Commercial is a Division of Century 21 - Advantage

- MUNICIPAL:**
- 6 Erickson Crescent Sylvan Lake, AB
- LEGAL:**
- Lot 8 Block 6 Plan 952-5287
- LOCATION:**
- Southwest of Highway 11A and Highway 20
  - Directly north of BHL Lumber
- ZONING:**
- I-1
- BUILDING DESCRIPTION:**
- South Section – 50' x 100' = 5,000sq.ft
  - North Section – 70' x 100' = 7,000sq.ft
  - **TOTAL = 12,000sq.ft**
  - Steel structure – metal clad – sloped metal roof
  - Small office development of approx 12' x 24' = 288sq.ft
  - Small mezzanine above of approx 12' x 24' = 288sq.ft
  - Building has radiant heaters
  - Metal on interior walls 8' up
  - 800 amp power (to be verified)
  - 3 overhead doors – 2 – 16' x 14', 1 – 12' x 14'; north door has automatic opener
  - Make-up air system
  - Flat floor, 18' eave height
  - 3 – 1,000lb cranes and craneways, 1 – 2,000lb crane and craneway on north end of shop
  - Manufacturing building with access from 2 roads
- YARD:**
- Fully fenced and well compacted
  - 1 acre in size
- ENVIRONMENTAL REPORT:**
- Recent Phase 1 on file
- PROPERTY TAXES:**
- \$14,458.39 (2008)
- LIST PRICE:**
- **\$1,180,000.00**

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.



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