



**FOR SALE OR LEASE** 6756 – 67 Ave Red Deer, AB  
**Industrial Building on Large Lot (6.25 Acres)**  
**Located Close to Edgar & Johnstone Industrial Parks**



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson

# Golden West Industrial Facility

## Price Reduced!



Century Centre, #203, 4807 – 50<sup>th</sup> Avenue, Red Deer, Alberta, T4N 4A5  
Phone: (403)346-6655 Fax: (403)341-7813 E-mail: [mike@canadacommercial.ca](mailto:mike@canadacommercial.ca)  
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Advantage – Commercial is a Division of Century 21 - Advantage

- LEGAL:**
- Lot 5 Block C Plan 002-2241
- LOCATION:**
- Straight north at the intersection of 67<sup>th</sup> Street and Johnstone Drive, directly north of the Finning Caterpillar dealership, neighboring Edgar Industrial Park
  - Easy access to 67<sup>th</sup> Street, Taylor Drive and Highway QE2
  - Accessible from both Johnstone Drive and 67<sup>th</sup> Avenue, roadways on 3 sides of the property
- ZONING:**
- I-1 (Light Industrial)
- BUILDING DESCRIPTION:**
- Approx 26,500 square feet (100' x 265'), in good condition and well maintained
  - Original 16,500sf built in 1995 with 6,000sf addition in 2000 and 4,000sf addition in 2003
  - **Comprised of four separate (Lease) spaces -**
    - Approx 18,500sq.ft - Vacant
    - Approx 8,000sq.ft leased to Caron Transport until April 30, 2010 with Landlord having Option to Cancel (Caron's lease currently includes more land than what is now proposed)
  - 4,000 – 18,500sq.ft Lease Space Options Available
  - Steel structure with corrugated metal roof, main and 2<sup>nd</sup> level windows
  - Sloped roof, approx 17'6" to 21' to the underside at the highest point
  - Total Overhead doors = 10 – 16' x 16' and 3 – 14' x 16', one interior fire rated roll door
  - Radiant heat, trench sumps, standard sumps and Hi-bay lighting
  - Separate mezzanine areas throughout
  - Office development varies throughout
- YARD:**
- 6.25 acres more or less, well kept, fully serviced with potential for subdivision
  - Yard well compacted with sufficient drainage and suited for heavy traffic
  - Paved parking and landscaping on west side of property
  - Fully fenced gravel yard on east side, additional fenced compound in yard
- TAXES:**
- \$68,798.83 (2009)
- ASK PRICE:**
- **REDUCED TO \$4,500,000.00**

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.

**NOTES:**

- **Sale** – The Seller will consider sub-dividing the land only if a Buyer wanted to purchase the building and does not require all of the land (ie 26,500sq.ft building with 4 acres). Price adjustment, size and location of the sub-divided land, as well as all other terms of a sale on this basis are to be negotiated and agreed to.
- **Lease** - At present time the owner is proposing that Tenants may have approx 0.5 acres of yard space (not fenced) for every 4,000sq.ft leased. This will be included in the lease rate. If Tenants require their yard space to be fenced as an exclusive compound it will be at an additional cost to the Tenant. This amount of yard, as well as the location of the designated yard space as shown, is subject to change.

**Lease Options**

Unit	Sq.Ft.	Basic Rent Per Sq.Ft.	NNN (est) Per Sq.Ft.	Monthly Total	O.H. Doors	Notes
3 or 5	4,000	\$13.00 (\$4,333.33)	\$2.50 (\$833.33)	\$5,166.67	1 – 16' x 16' 1 – 14' x 16'	Large open spaces, Unit 2 has a front office, lunch room and 2 washrooms
4	10,500	\$12.00 (\$10,500)	\$2.50 (\$2,187.50)	\$12,687.50	4 – 16' x 16' 1 – 14' x 16'	Majority of the space is open, there are minimum 4 offices, reception, 3 washrooms, large lunch room and mezzanine
3/4 or 4/5	14,500	\$11.00 (\$13,291.67)	\$2.50 (\$3,020.83)	\$16,312.50	5 – 16' x 16' 2 – 14' x 16'	See above Notes
3 - 5	18,500	\$11.00 (\$16,958.33)	\$2.50 (\$3,854.17)	\$20,812.50	6 – 16' x 16' 3 – 14' x 16'	See above Notes

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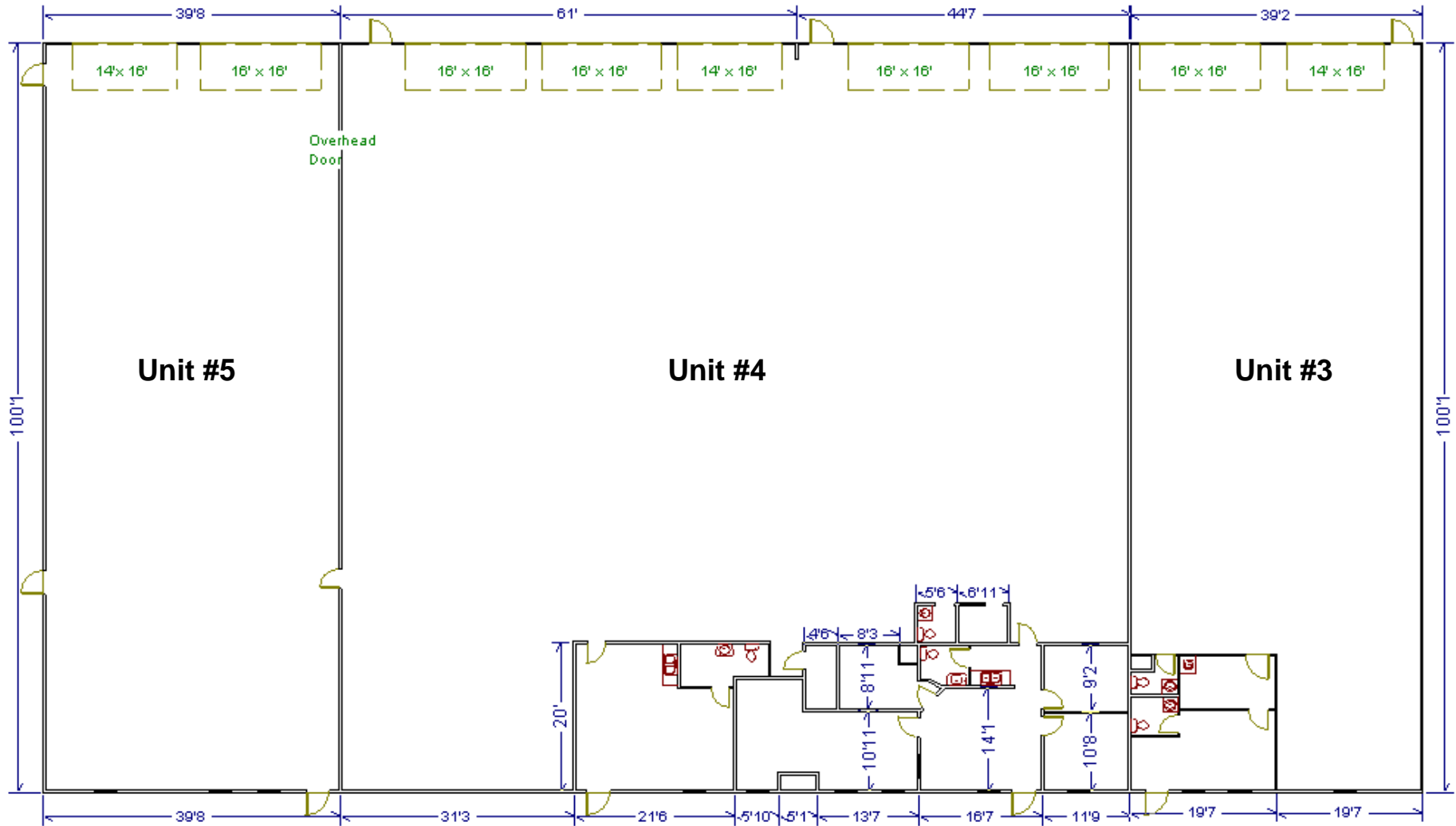


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# Vacant 18,500sq.ft

Diagram may not be accurate or to scale.

Caron Transport in  
Unit #1/2  
(Space Not Shown)



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Entire Outlined Area  
Approx 2.3 Acres =  
5.42sq.ft of yard per  
leased square foot of  
Units 3 - 5  
(18,500sq.ft)

Approx 0.5 Acres  
for every 4,000sq.ft leased

*This Site Plan, which outlines the available  
yard for each lease space, is proposed  
only. Size and location of yard space for  
each Unit is subject to change.*

Unit 5

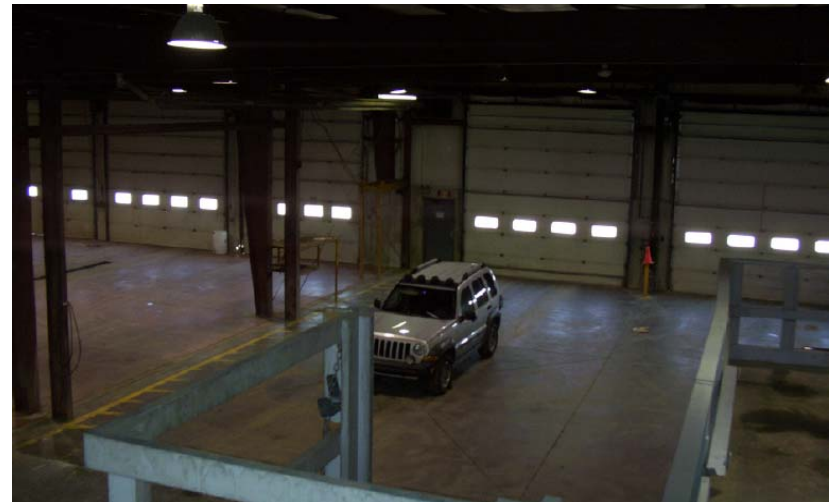
Unit 4

Unit 3

Unit 1/2  
LEASED

Approx  
50'

Approx 1 Acre =  
5.45sq.ft of yard  
per leased square  
foot of Unit 1/2  
(8,000sq.ft)



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