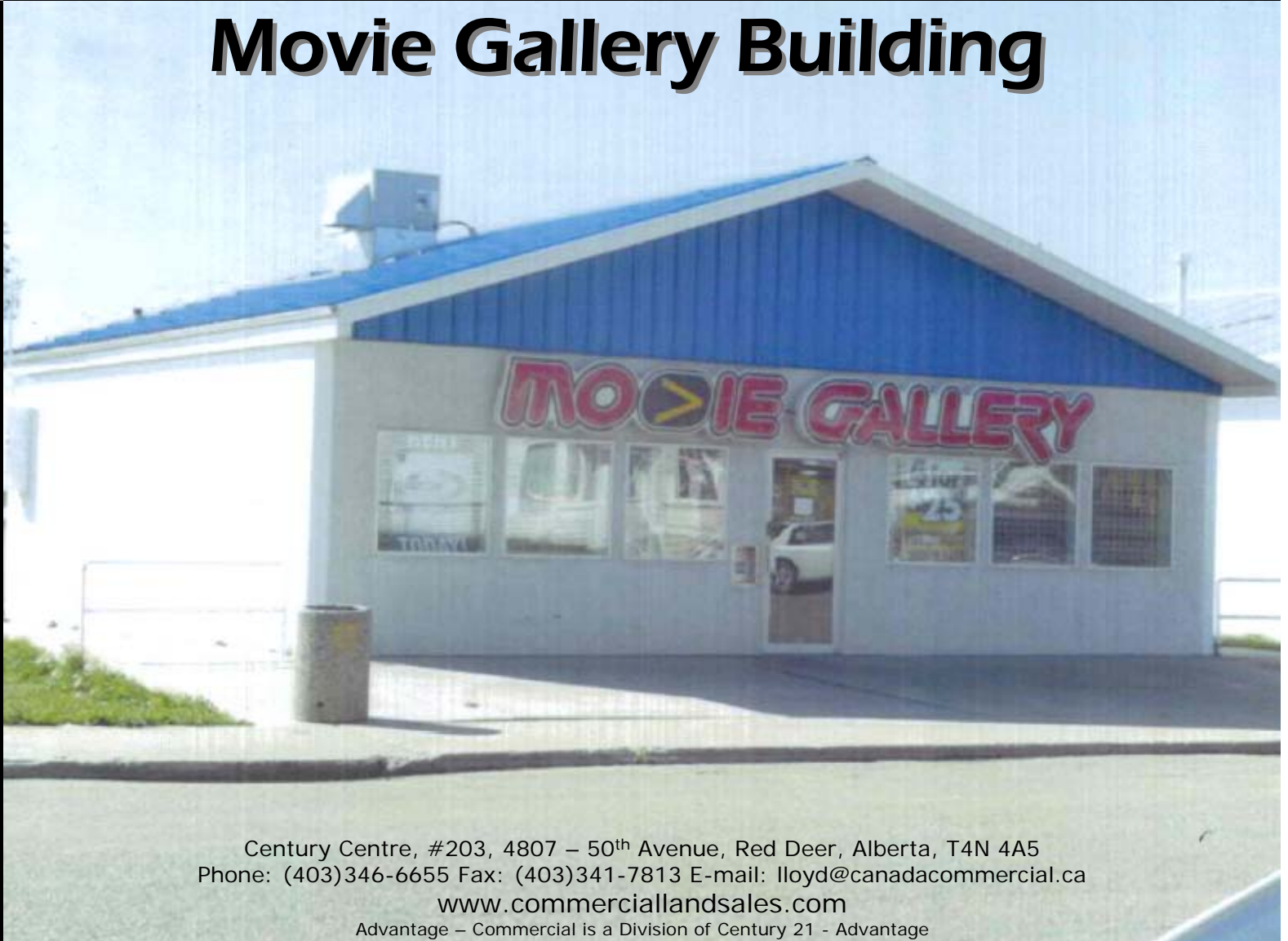




FOR SALE
Investment Property In Eckville, AB
Free Standing Building With Tenant

Movie Gallery Building



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson

Century Centre, #203, 4807 – 50th Avenue, Red Deer, Alberta, T4N 4A5
Phone: (403)346-6655 Fax: (403)341-7813 E-mail: lloyd@canadacommercial.ca
www.commercialandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

MUNICIPAL:

- 5015 – 51 Avenue Eckville, AB

LEGAL:

- Lot 23 Block 2 Plan 6117AQ

LEASE:

- Movie Gallery Canada Inc.
- Tenant since 1997 and expires December 31, 2010
- Current Basic Lease Rate \$10.50/sq.ft until December 31, 2009 **(\$13,608/yr)**
- January 1, 2010 increase Base to \$11.00/sq.ft until Dec 31, 2010 **(\$14,256/yr)**
- Tenant has been renewing lease for 2 year terms, 6 months prior

BUILDING DESCRIPTION:

- Free standing 1,296sq.ft building located on its own lot
- Building is well maintained with modern look
- Sloped metal roof with rooftop HVAC system

COMMON COSTS:

- \$405.00/month which includes taxes of approx \$1,550.00/year and management fee of 15% of C.A.C

LIST PRICE:

- **\$139,900.00 (plus GST if applicable)**