



FOR SALE – Sylvan Lake, AB
Investment Property With Highway 11A Frontage
Two Condo Bays

Sylvan Lake Industrial



Larry Kemshead



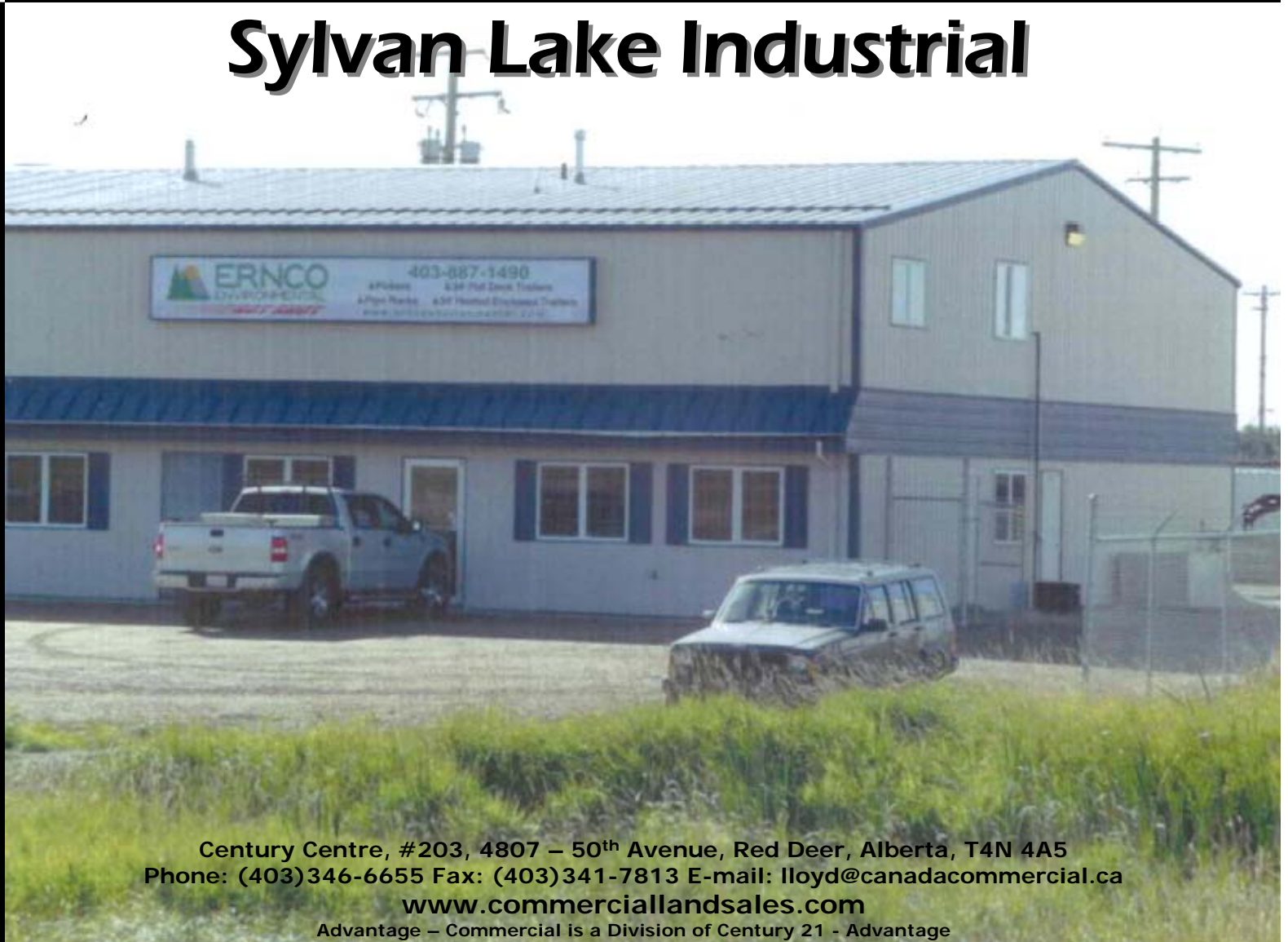
Lloyd Meadows



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:**
- #1 and #2, Sylvaire Close Sylvan Lake, AB
- LEGAL:**
- Units 1 & 2 Condo Plan 022-0264
- LEASE:**
- Ernco Environmental Drilling and Coring Inc.
 - 5yr Lease commenced December 1, 2006 until November 30, 2011
 - Current Basic Lease Rate - \$10.50/sq.ft (\$44,100/annum) until Nov 30, 2009
Dec 1, 2009 - \$11.00/sq.ft (\$46,200/annum) until Nov 30, 2010
Dec 1, 2010 - \$11.50/sq.ft (\$48,300/annum) until Nov 30, 2011
- BUILDING DESCRIPTION:**
- Built as condo project with these 2 bays being west end
 - Each bay is 1,500sq.ft ground floor with an additional 1,200sq.ft mezzanine developed
 - Originally developed by Falcon Homes for their own use
 - Above average office development with lease based on 4,200sq.ft
 - Built in about 2002
- COMMON COSTS:**
- \$962.50/month (\$2.75/sq.ft of leasable square footage)
 - Includes 5% management fee and taxes of \$5,500.00/yr plus condo fees of \$149.25/unit
- CONDO FEES:**
- Total \$298.50/month
- UNIT FACTORS:**
- Unit 1 = 833
 - Unit 2 = 833
- LIST PRICE:**
- **\$529,000.00**

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.