



FOR SALE , 7836 – 49 Avenue Red Deer, AB Multi – Tenant Industrial Buildings Investment Opportunity

Tryton Building



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MUNICIPAL:

- 7836 – 49 Avenue Red Deer, AB
- Northlands Industrial Park, located one block east of Totem Building Supplies on 78th Street, north on 49th Avenue

LEGAL:

- Lot 7 Block 5 Plan 772-2205

ZONING:

- Light Industrial District

BUILDING DESCRIPTION:

- Two multi-tenant buildings on the property
- Rental income based on 17,893sq.ft – actual total footprint of buildings is less - this includes the front mezzanine office (Unit 1A) being leased separately
- East Building – Rented square feet = 13,093 (includes separate 1,853sq.ft 2nd floor office space)
Comprised of 1 x 6,440sq.ft space, 3 x 1,600sq.ft spaces, 1 x 1,853sq.ft space
- West Building – Rented square feet = 4,800
Comprised of 4 x approx 1,200sq.ft spaces
- Overhead Doors
2 – 14' x 16' = Bays 2 & 3
3 – 10'x 18' = Bays 4, 5 & 6 (New doors installed April 2008)
3 – 12' x 14' = Bays 8, 9 &10
1 – 10' x 14' = Bay 11
- Each rented space has a minimum single washroom and forced air furnace, lighting fixtures are mixed throughout property
- Steel frame construction, brick & metal exterior, interior and structural items vary throughout the property
- At present buildings are fully rented

YARD:

- 1 acre more or less
- Mix of paved parking in front and on side of East Building, gravel between East and West Buildings
- Landscaping and pylon sign in front of East Building

AGE:

- Built in 1979 (approximately)

TAXES:

- \$20,945.55 (2009)

ASKING PRICE:

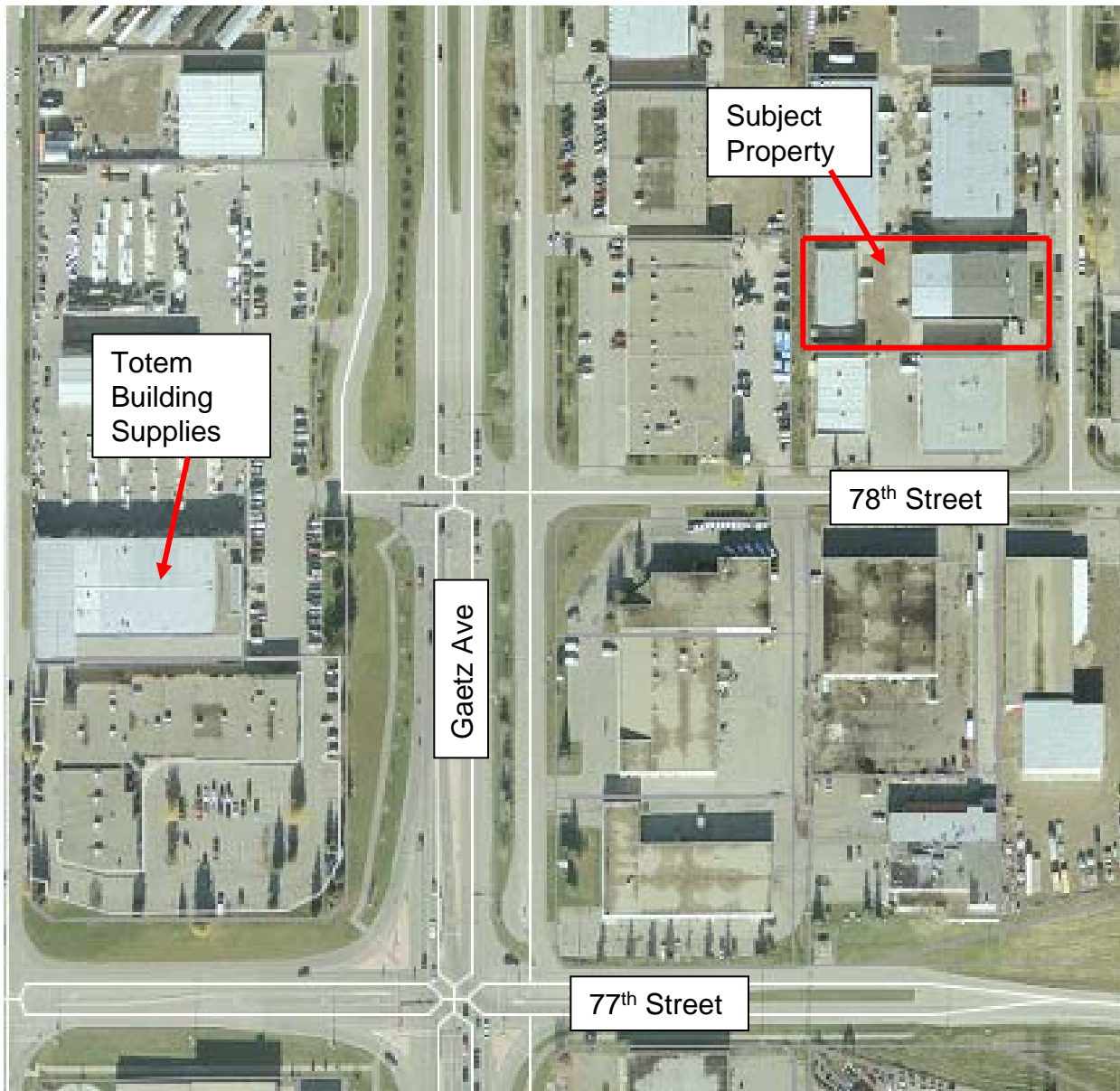
- **\$1,490,000.00 (plus GST if applicable)**

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.

Unit	Tenant	Square Footage	Term Length	Gross Monthly Rent	Gross Annual Income	\$/Sq.ft. (Gross)
1A (2 nd Floor)	Supreme Air	1,853	Until Feb 14/10	\$1,310.00	\$15,720.00	\$8.48
1 – 3	Builders Energy Services Ltd. (Tryton)	6,440	Until Dec 31/11	\$5,750.00 + NNN	\$69,000.00 + NNN	\$10.71 + NNN
4	Storage	1,600	M to M	\$700.00	\$8,400.00	\$5.25
5	Storage	1,600	M to M	\$650.00	\$7,800.00	\$4.88
6	Storage	1,600	M to M	\$850.00	\$10,200.00	\$6.38
8	Storage	1,200	M to M	\$650.00	\$7,800.00	\$6.50
9	Gary's Tire and Auto	1,200	Until Apr 30/11	\$972.50	\$11,670.00	\$9.73
10	Central Alberta Fire Protection	1,200	Until Jan 31/10	\$925.00	\$11,100.00	\$9.25
11	Gary's Tire and Auto	1,200	Until Apr 30/11	\$972.75	\$11,673.00	\$9.73
TOTAL		17,893		\$12,780.25	\$153,363.00 (+ NNN for Units 1 – 3)	

- All information is believed true but is to be verified by the Buyer. Breakdown of expenses and lease details will be provided upon an accepted Offer to Purchase.
- 2009 estimated NNN is \$2.50/sq.ft
- It is the Lister's understanding that Units 1 – 3, 1A, 9, 10, and 11 are triple net (NNN) leases

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