

**MOTIVATED
VENDOR**



PROPERTY HIGHLIGHTS

HIGH END INDUSTRIAL BUILDING

3724-42 AVENUE, CAMROSE, AB

FOR SALE/LEASE

- FULLY BUILT OUT OFFICES AND BOARD ROOMS WITH HIGH END FINISHES
- FIVE 18' GRADE LOADING DOORS WITH TWO DRIVE THROUGH BAYS
- 10 TON OVERHEAD BRIDGE CRANE
- 24' CEILINGS THROUGHOUT
- FULLY FENCED YARD SUITABLE FOR HEAVY TRUCK TRAFFIC
- EXCELLENT ACCESS TO HIGHWAY 13

FOR SALE/LEASE

HIGH END INDUSTRIAL BUILDING

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 3724-42 Avenue, Camrose, AB

LEGAL ADDRESS: Plan 8320989; Block 5; Lot 40

SIZE: 21,590 Sq.Ft building on 3.26 Acres (+/-)

Warehouse: 8,640 Sq.Ft (+/-)

Wash Bays: 5,600 Sq.Ft (+/-)

Office: 7,350 Sq.Ft Sq.Ft (+/-)

YEAR BUILT: 2006

POSSESSION: Immediate

LEASE RATE: Market

OP. COSTS: TBC

PURCHASE PRICE: \$2,900,000

Ideal uses include: Auction Facility, Automotive Repair, Auto sales, Contractor Service, Equipment Sales, Equipment Service and Rental Storage Business or Warehouse

MORE INFORMATION

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LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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