

**EXCELLENT OWNER  
USER OPPORTUNITY**



## PROPERTY HIGHLIGHTS

### FABRICATION SHOP WITH YARD

#### LOCATION:

6400-30 STREET, EDMONTON, AB

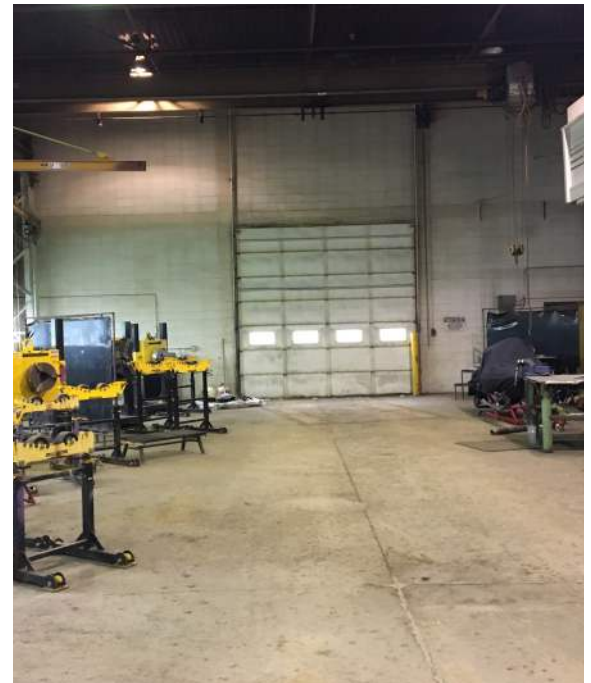
**FOR SALE/FOR LEASE**

- 15,243 SQ.FT (+/-) FABRICATION SHOP WITH CRANES
- 4.32 ACRES OF FULLY FENCED AND COMPACTED YARD
- EASY ACCESS TO 34 STREET, 17 STREET, SHERWOOD PARK FREEWAY, WHITEMUD DRIVE AND ANTHONY HENDAY DRIVE
- MULTIPLE CRANES THROUGHOUT, INDOOR AND OUTDOOR

# FOR SALE/FOR LEASE

FABRICATION SHOP WITH YARD

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

780.488.0888

[WWW.LIZOTTEREAL ESTATE.COM](http://WWW.LIZOTTEREAL ESTATE.COM)

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

# FOR SALE/FOR LEASE

## FABRICATION SHOP WITH YARD

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### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 6400-30 Street, Edmonton, AB

**LEGAL ADDRESS:** Plan 5129AJ, Block 13

**TOTAL AREA:** 15,243 Sq.Ft (+/-)

- Office: 4,686 Sq.Ft
- Warehouse: 10,557 Sq.Ft

**SITE AREA:** 4.32 Acres (+/-)

**ZONING:** IM (Medium Industrial)

**CEILING HEIGHT:** 28' clear, 18' under hook

**CRANES:** (3) 5 ton, (1) 2 ton, (1) 10 ton

**LEASE RATE:** \$14.00/Sq.Ft

**OP. COSTS:** Net and care free

**PROPERTY TAXES:** \$65,587.11 (2017 est.)

**PURCHASE PRICE:** \$3,650,000.00

### MORE INFORMATION

**ALEX HEINTZ**  
MANAGING PARTNER

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