LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY HIGHLIGHTS

DRAYTON VALLEY INDUSTRIAL BUILDING & OFFICE

6521-50 AVENUE, DRAYTON VALLEY, AB

FOR SALE

- 33,600 SQ.FT (+/-) OFFICE
- 16, 727 SQ.FT (+/-) WAREHOUSE/SHOP
- 38.5 (+/-) ACRE SITE
- 6.6 ACRES OF BUILT UP YARD STORAGE
- 3.0% SITE COVERAGE
- ALL DIRECTIONAL ACCESS ON BOTH 50TH AVENUE AND RR 80
- EXTENSIVE LANDSCAPING, PARK LIKE ENVIRONMENT

LIZOTTE
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780.488.0888
WWW.LIZOTTEREALESTATE.COM
#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

FOR SALE
DRAYTON VALLEY INDUSTRIAL BUILDING & OFFICE

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PROPERTY INFORMATION

MUNICIPAL ADDRESS: 6521-50 Avenue, Drayton Valley, AB

LEGAL ADDRESS: Plan 8420852, Block 1

SITE SIZE: 38.5 Acres (+/-)

BUILDING SIZE: 50,327 Sq.Ft (+/-)

- Office: 33,600 Sq.Ft (+/-)
- Warehouse: 16,727 Sq.Ft (+/-)

YEAR BUILT: 1984

ZONING: Rural Industrial (RI) and Agricultural (AG)

POSSESSION: 120 days/Negotiable

PARKING: 230 paved, energized and lit parking stalls

PROPERTY TAXES: TBC

PURCHASE PRICE: $5,200,000.00

WAREHOUSE:

TOTAL SIZE: 16,727 Sq.Ft (+/-)

AVAILABLE: 11,700 Sq.Ft (+/-)

5,000 Sq.Ft (+/-) Leased to Alberta Government

POWER: 600 Amp, 3 phase, 112.5 kVa

HEAT: Forced air

LIGHTING: Mix of halide and fluorescent

LOADING: 14' Grade loading doors

CRANES: 1 x 5 T crane

Additional Details:

- Fully fenced and electric gated storage yard
- Shop offices, lunchroom and bathroom
- Small cold storage facility with dock loading
- Warehouse demised into two bays; workshop area with crane, distribution section with shipping office

OFFICE:

SIZE: 33,600 Sq.Ft (+/-) over two floors

HEAT: Air conditioned. Forced air

Additional Details:

- 2 storey
- Elevator
- Front reception and atrium
- Over 70 private offices (31 main floor & 40 on the second floor
- 8 washrooms, 3 kitchens
- Private gym
- 3 boardrooms, presentation room
- Numerous storage, server & mechanical rooms
- Ample parking

PRESENT TENANT'S INCLUDE:

- Alberta Government Environment and Parks
- Explore Land Surveying
- Obsidian Energy willing to stay as an office tenant

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LOCATION HIGHLIGHTS

- 130 kilometres south west of Edmonton in Brazeau County
- Population of over 7,000
- Economy based around oil and gas in the Pembina oilfields, agriculture and forestry
- A strong mix of International and independent local companies
- Brazeau County has competitive tax rates with neighboring municipalities and counties

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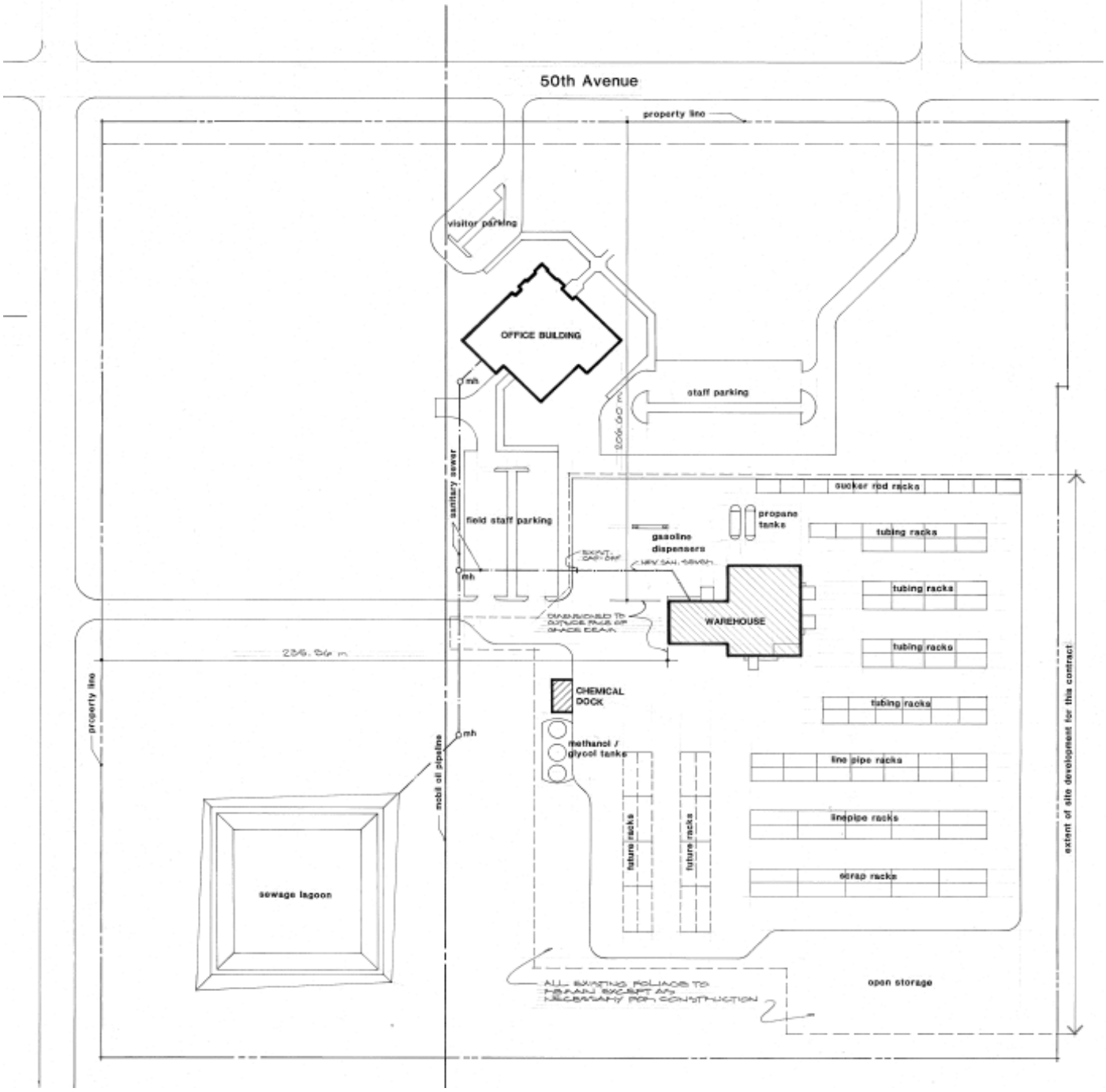
SITE PLAN



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MORE INFORMATION

RICHARD LIZOTTE
PRESIDENT/BROKER

Cell: 780.292.1871
Direct: 780.784.5360
Fax: 780.483.2277
richard@lizotterealestate.com

HARRIS PIPELLA
VICE PRESIDENT/ASSOCIATE

Cell: 780.905.2729
Direct: 780.784.5353
Fax: 780.483.2277
harris@lizotterealestate.com

JIM MCKINNON
PARTNER/ASSOCIATE

Cell: 780.719.8183
Direct: 780.784.5361
Fax: 780.483.2277
jim@lizotterealestate.com

ROBERT LLOYD
UN-LICENSED ASSISTANT

Cell: 780.245.3394
Direct: 780.784.5363
Fax: 780.483.2277
robert@lizotterealestate.com

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