



PRIME LOCATION CONDO BAY

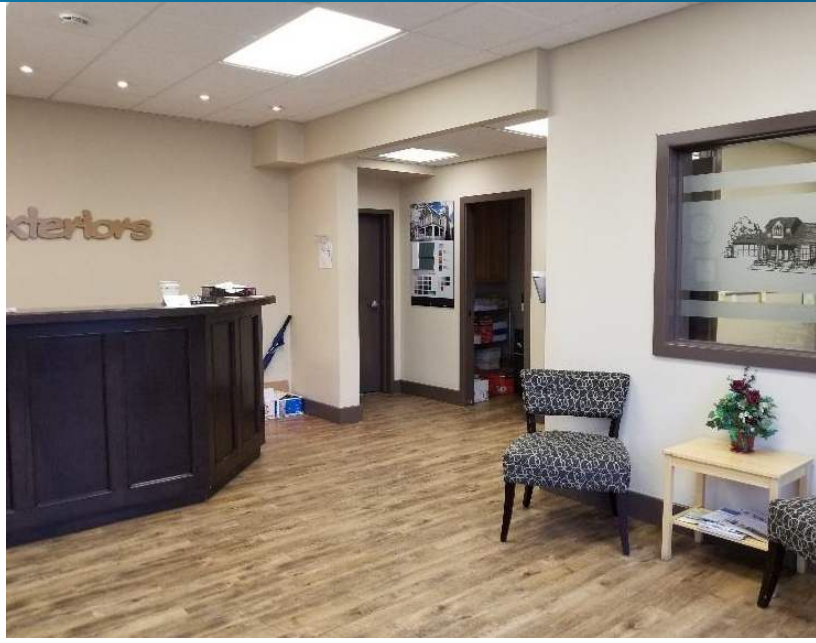
#207 151 East Lake Blvd, Airdrie, AB

# FOR SALE/LEASE

## PROPERTY HIGHLIGHTS

- End cap unit in excellent shape
- 4,540 Sq.Ft. (+/-) (1,080 Sq.Ft. Main Floor Office, 840 Sq.Ft. Second Floor Office, 2,600 Sq.Ft. Warehouse)
- Separate second floor entrance with dedicated HVAC and Meter
- High end office finishes throughout.
- Easy access to Veterans Way and Highway 2

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## PROPERTY INFORMATION

<b>MUNICIPAL ADDRESS:</b>	#207 151 East Lake Blvd, Airdrie, AB
<b>LEGAL ADDRESS:</b>	Condominium Plan 0111442
<b>SIZE:</b>	4,540 Sq.Ft. (+/-)
<b>PARKING:</b>	Ample surface parking
<b>ZONING:</b>	IB-3 (Mixed Business)
<b>POSSESSION:</b>	Immediate/Negotiable
<b>CEILING:</b>	18 Ft.
<b>POWER:</b>	200 Amp electrical service
<b>DOORS:</b>	3 drive in doors 2 - 8' x 12' 1 - 12' x 12'
<b>OP. COSTS:</b>	TBD
<b>LEASE RATE:</b>	Market
<b>PURCHASE PRICE:</b>	\$985,000.00 (\$216/Sq.Ft.) <b>\$925,000.00 (\$203/Sq.Ft.)</b>

## MORE INFORMATION

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