
INVESTMENT SALE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Sherwood Park Manufacturing Facility

333 Strathmoor Way, Sherwood Park, AB

INTRODUCTION

Lizotte and Associates Real Estate Inc. is pleased to present this first-class investment offering in Sherwood Park, Alberta. With over 30,000 Sq.Ft. situated on 4.55 acres of concrete, secured yard with an established, long-term tenant in-place, this manufacturing facility bodes to be an ideal investment opportunity.

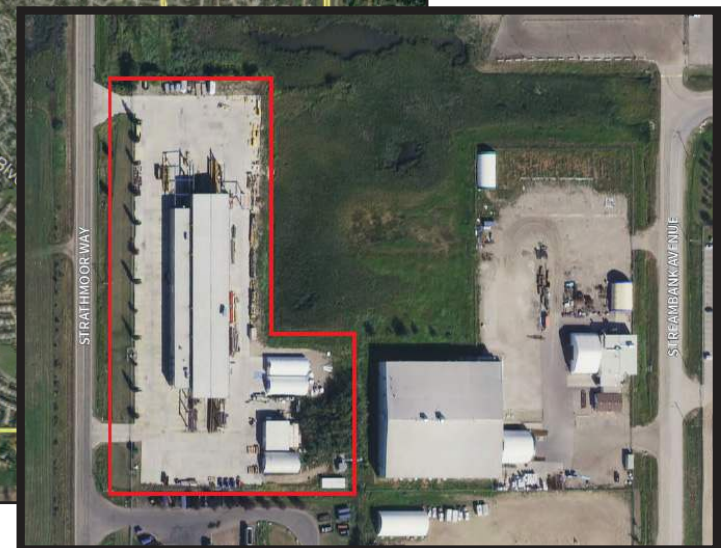
PROPERTY HIGHLIGHTS

- Main building – 29,802 Sq.Ft. (+/-) demised into two bays (east and west)
 - Heavy power
 - Multiple cranes throughout – up to 20T
 - Exterior craneways
 - Grade loading
 - Shop washroom/locker room
- 4.55 acres (+/-)
- Secondary shop – 2,400 Sq.Ft. (+/-) with power, heat and grade loading
- New 10 year lease in place (with escalations) and established, long-term tenant
- Excellent manufacturing facility
- Fully fenced and gated concrete yard
- Two points of access to site from Strathmoor Way
- Excellent access to major thoroughfares including Petroleum Way, Broadmoor Boulevard, Baseline Road, Yellowhead Trail, and Anthony Henday Drive



LOCATION

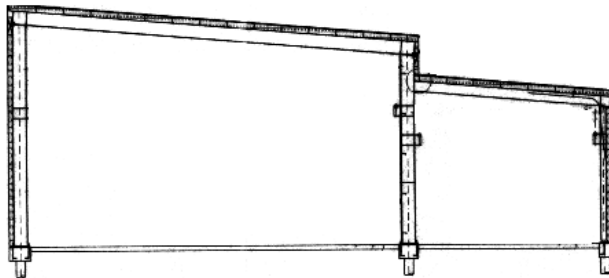
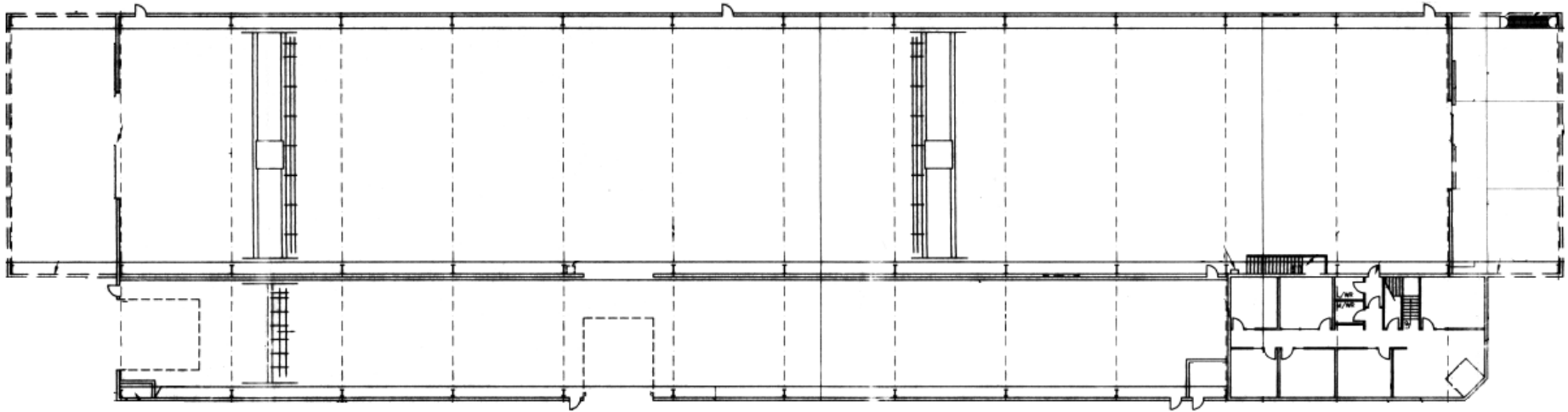
This property is located within the NW sector of Strathmoor Industrial Park, with many other industrial users in the area. The location has ideal access to major thoroughfares including Anthony Henday Drive, Yellowhead Trail, Sherwood Park Freeway and Highway 21. Strathcona County is an appealing market for many users and investors as it has significantly lower taxes than the City of Edmonton. Companies also benefit by having no Business Tax.



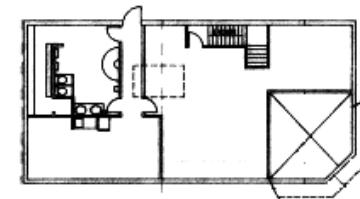
FLOOR PLAN



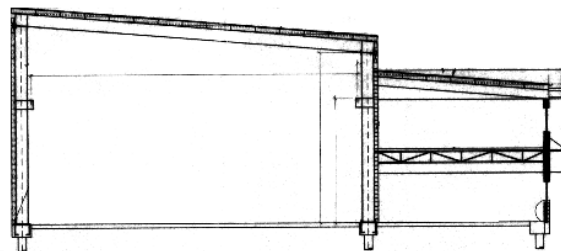
Main Floor



Section A



Second Floor Offices



Section B

BUILDING SPECIFICATIONS

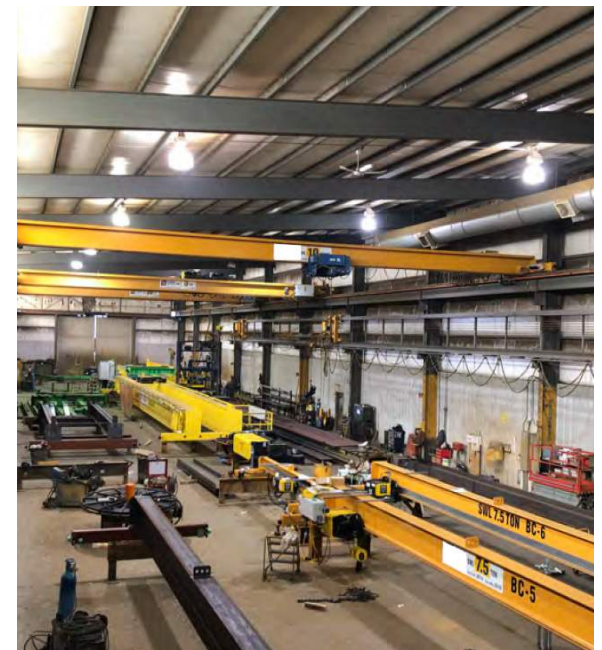
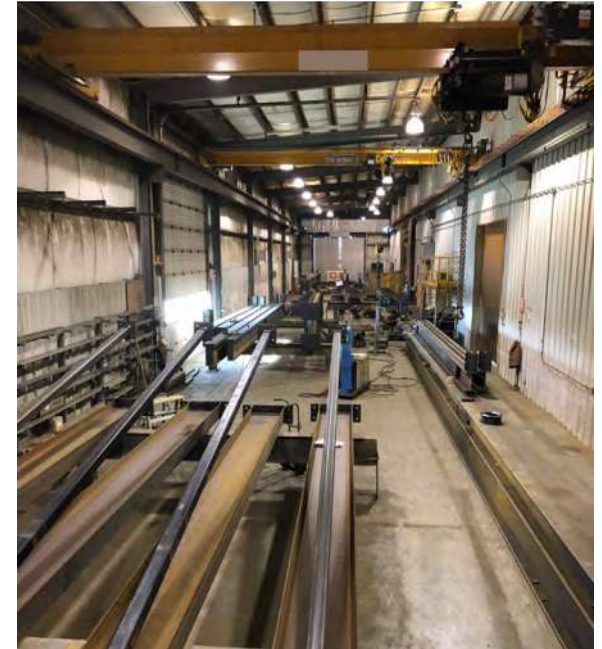
Main Building:	Main Floor - 26,680 Sq.Ft. (+/-)
	Second Floor - 3,125 Sq.Ft. (+/-)

Secondary Shop:	Main Floor - 2,400 Sq.Ft. (+/-)
	Mezzanine - 800 Sq.Ft. (+/-)

Zoning:	Medium Industrial (IM)
Power:	800 Amp / 600 Volt / 3 Phase
Cranes:	West Bay - (2) 5-ton overhead
	East Bay - (2) 20-ton overhead
	(1) 10-ton overhead
	(2) 2-ton jib cranes
	(2) half ton walking jibs

Ceiling Height:	West Bay - 16' clear under the crane rails
	East Bay - 22' clear under the crane rails

Loading:	18' Grade
Lighting:	Metal Halide
Heating:	Overhead unit heaters & in-floor
Roof Mounted AC:	Yes
Make-Up Air:	Yes



PROPERTY INFORMATION

Address:	333 Strathmoor Way, Sherwood Park, AB
Legal Address:	Plan 0024902, Block 2, Lot 4
Site Size:	4.55 Acres (+/-)
Year Built:	2001/2002
Lease Expiry:	April 30, 2029
Tenant:	CRS CraneSystems Inc.
Property Taxes:	\$83,145 (2020 est.)
Sale Price:	\$6,450,000

CONTACT

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