

OWNER/USER - INVESTMENT OPPORTUNITY

Property Highlights

- · Mezzanine lunchroom, storage, full bathroom including shower
- Clear span shop
- Multiple exhaust fans
- Sump
- Ample graveled yard with multiple vehicle plugins







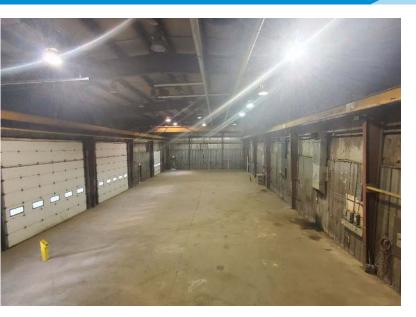


FOR SALE / LEASE

LIZOTTE

AND ASSOCIATES DEAL ESTATE INC.

Owner/User - Investment Opportunity

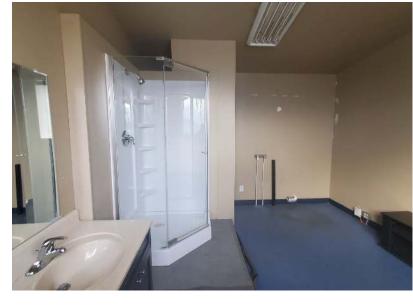












FOR SALE / LEASE



Owner/User - Investment Opportunity

















FOR SALE / LEASE





Property Information

Municipal Address: 300 - 1B Avenue, Fox Creek, AB

Legal Address: Plan 1823082; Block 39; Lot 17

Site Size: 1.93 Acres (+/-)

Size: 10,000 Sq. Ft. (+/-)

Zoning: Industrial (M1)

Parking: Ample Surface Parking

Power: 3 Phase TBC

Ceiling Height: 25'10" (Peak) 24' (Eaves)

Loading: Three 18'x16' Grade, One 10'x12' Grade

Cranes: 3 Ton Overhead Crane

Possession: Immediate/Negotiable

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Op Cost: TBC

Lease Rate: Market

Purchase Price: \$1,500,000.00 (\$150.00/Sq. Ft.)

\$1,700,000.00

Property Taxes: \$23,950.65 (2020)

Contact

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