

FOR SALE/LEASE

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

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



300 - 1B Avenue, Fox Creek, AB

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



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



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.

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Owner/User - Investment Opportunity

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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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