SALE/LEASE

6,210 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

308 – 2 Avenue, Fox Creek, AB

LARGE SHOP WITH 10 BAYS

Property Highlights

- Second-floor storage, office, and full bathroom
- Graveled yard with 2-point access.
- 8 drive-through bays
- Newly painted office

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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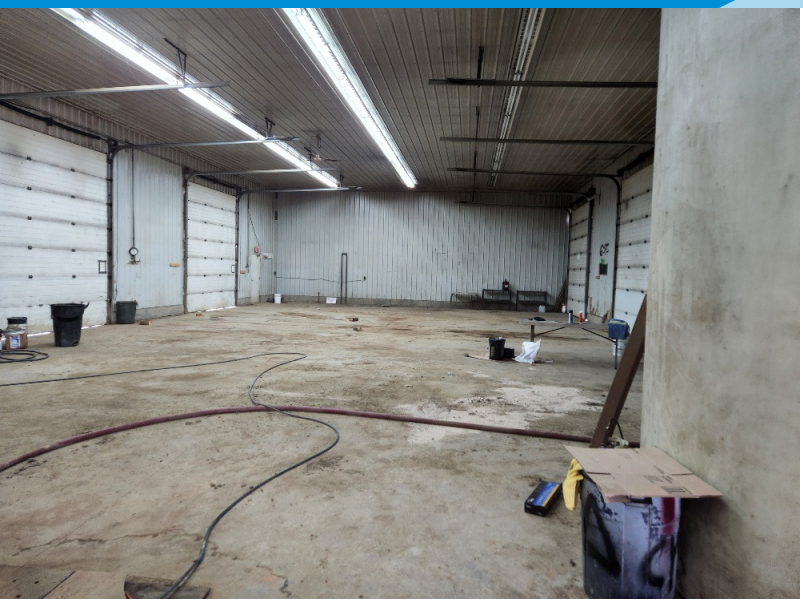

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Property Information

Municipal Address:	308 2 Avenue, Fox Creek, AB
Legal Address:	Lot 7, Block 44, Plan 952 2838
Building Size:	6,210 Sq. Ft. (+/-) **Office** 610 Sq. Ft. (+/-) **Shop** 5,600 Sq. Ft. (+/-)
Lot Size:	1.74 Acres (+/-)
Zoning:	M-1 Industrial District
Power:	200 Amp, 120/240 Volt
Heating:	In-floor hot water heating
Sumps:	Yes 2 x dual compartment
Ceiling Height:	16' (14' Clear)
Loading:	(10) 12' X 14' Grade
Possession:	Immediate/negotiable

$$$

Purchase Price:	$880,000.00 ($141/SF)
Lease Rate:	$12.00/Sq. Ft.

Contact

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President/Broker
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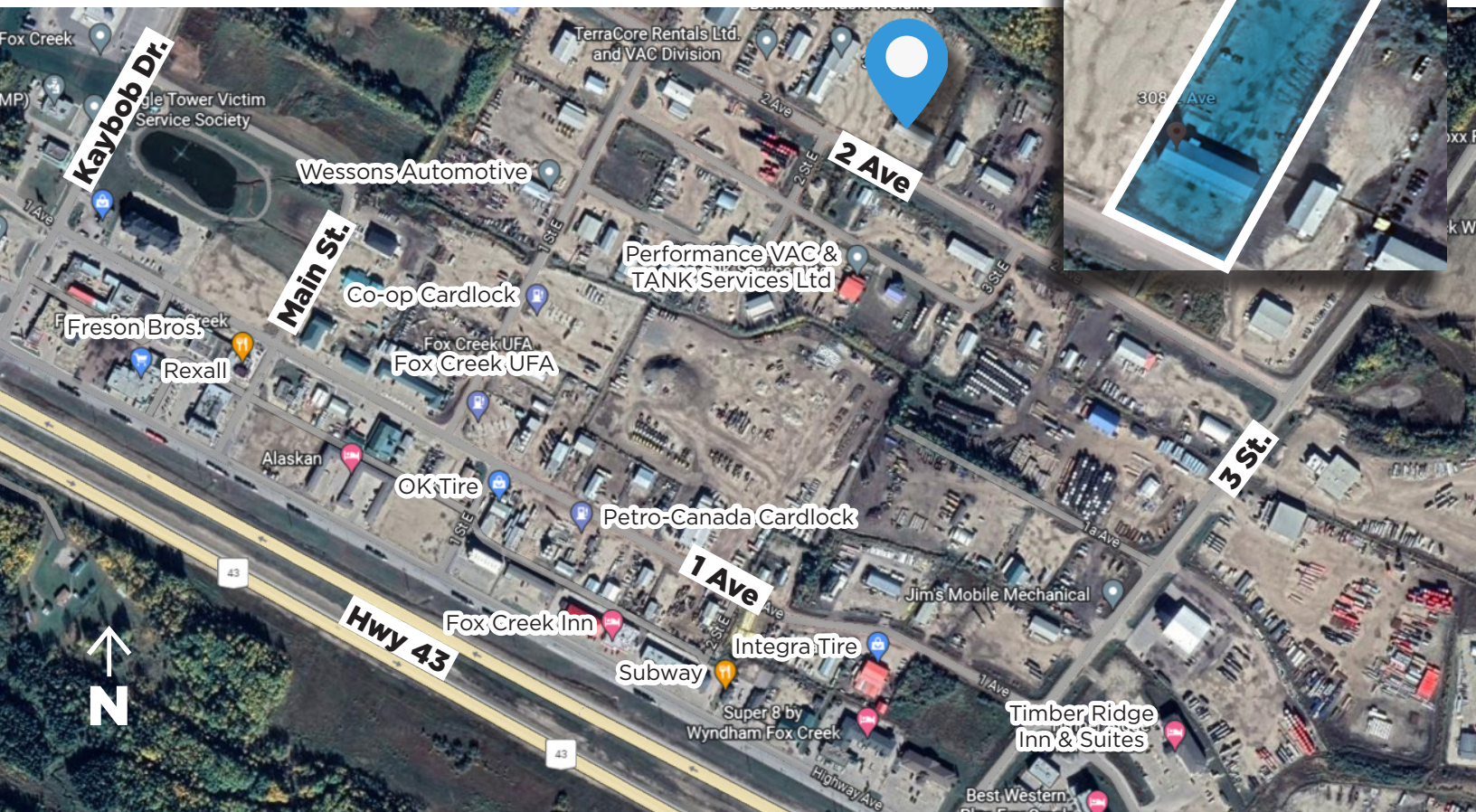
Direct: 780.784.5360
richard@lizotterealestate.com

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