

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



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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

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Purchase Price: \$880,000.00 (\$141/SF)

Lease Rate: \$12.00/Sq. Ft.

Contact

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