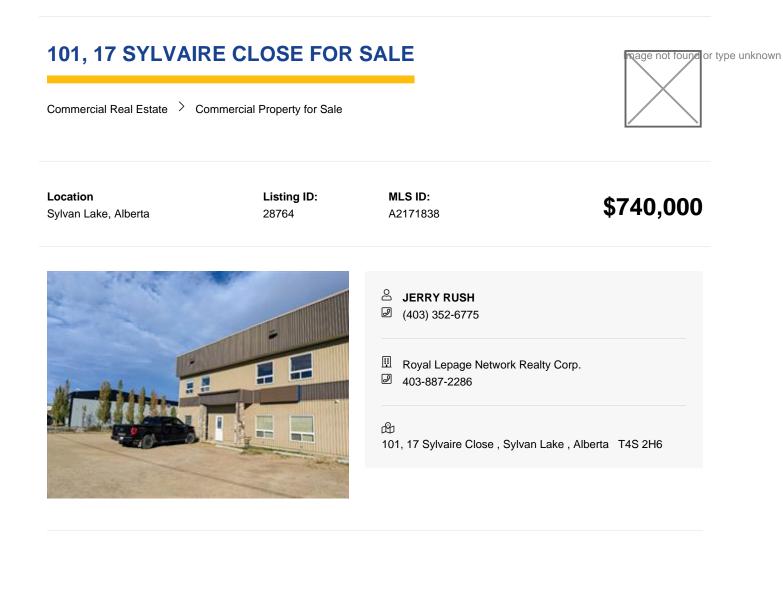


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Transaction Type For Sale

Subdivision Beju Industrial Park

Property Type Commercial

Building Area (Sq. Ft.) 4000.00

Restrictions None Known Days On Market 331

Year Built 2005

Property Sub Type Industrial

Building Area (Sq. M.) 371.61

Reports Title **Zoning** 12

Structure Type Industrial

Legal Plan 1424178

Inclusions Air Compressor

Great Tenant on month to month basis at \$12/sq ft/yr net is willing to stay or vacate. 2700 sq ft of warehouse with efficient Radiant Tube heat PLUS OFFICES. The 2 warehouse bays are 25'x54 each. 2 16'x12' Overhead SUNSHINE doors. Floor drain sumps. Total of 3 offices, one 25'x22' assembly repair room next to the offices on main. On upper level there is a very nicely put together board room with office, kitchen and bathroom. On the south side upper level is one large 25'x25' heated storage area. The offices are heated by a gas forced air furnace with central air conditioning. .5 ACRE LOT. Great investment income property or your future business home in a location (Sylvan Lake population 17K) that will attract good employees and only 20 km to Red Deer. These are 2 equal sized bays with 2 separate Titles that the owner wants sold together at the same time.

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