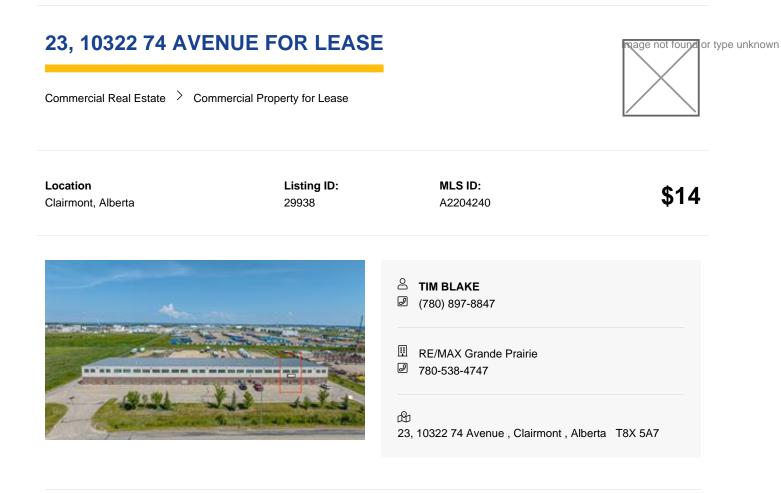


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Transaction Type	Days On Market	Lease Amount
For Lease	160	14.00
Lease Frequency	Zoning	Subdivision
Annually	RM-2	N/A
Year Built	Structure Type	Property Type
2008	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	0723069	2400.00
Building Area (Sq. M.)	Electric	Heating
222.97	Three Phase	Natural Gas
Inclusions	Restrictions	Reports
n/a	None Known	None

Single shop bay + office with WAY more yard than other multi bay shops. Plenty of room in the massive back yard. Shop has 10' W x 12' H overhead automatic door, 3 phase electrical, shop bathroom + a large 750 Sq Ft mezzanine (not included in Sq Ft) Bay is 66' deep . The space also has a nice reception space with 2 private offices, a bathroom and a kitchenette. Paved front and paved loop around the building. Base Rent is \$2800/month plus Additional Rent of \$1094/month for a Total of \$3894/month plus GST. Owner is a licensed Realtor in Alberta.

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