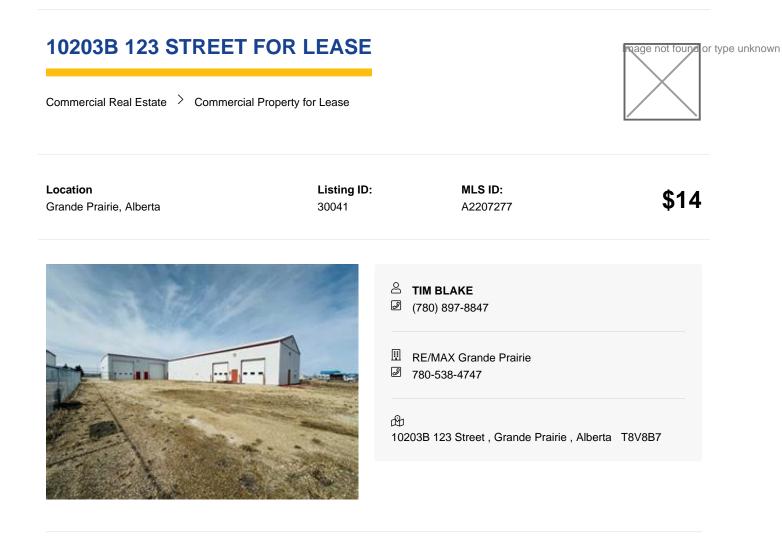


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Transaction Type	Days On Market	Lease Amount
For Lease	110	14.00
Lease Frequency	<b>Zoning</b>	Subdivision
Annually	IG	Brochu Industrial
<b>Year Built</b>	Structure Type	Property Type
2004	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	9823469	11555.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
1073.49	45738	1.05
Electric	<b>Cooling</b>	<b>Inclusions</b>
600 Amp Service	Central Air	n/a
Restrictions None Known	<b>Reports</b> None	

Stand alone mostly shop, with office, on 1.05 fenced acres. Shop has 600 amp power with 2) 16' X 16' and 2)12' X 12' automatic overhead doors +sumps. Shop is set up with high end make up air and upgraded lights. The office space has AC and features reception area, 3 private offices on main floor (1 in shop) and 3 upstairs, has separate office and shop bathrooms + shower and a kitchenette/ staff room. Front parking lot is paved. Very close to the airport and Hwy 43. Base Rent is \$13,480.83 plus additional rent of \$4590.61 for a Total of \$18,071.44/month plus GST. Shareholder of owner is a licensed Realtor in Alberta.

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