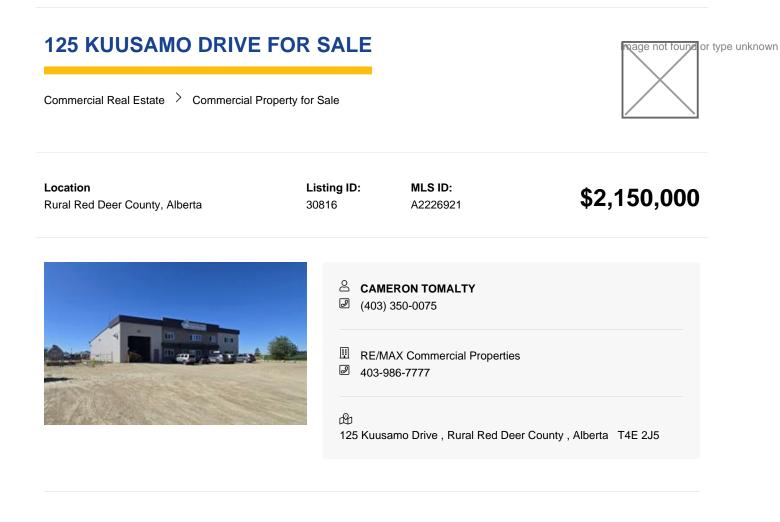


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Transaction Type	Days On Market	Zoning
For Sale	23	MI
Subdivision	Nearest Town	Year Built
Kuusamo Industrial Park	Sylvan Lake	2008
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
9821367	10000.00	929.02
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
125017	2.87	N/A
Restrictions None Known	Reports Other Documents	

Built in 2008, this 10,000 SF freestanding industrial building on 2.87 acres is available for sale. The building features 2,500 SF \pm of office space over two floors. The main floor includes a large reception, a storage room, one washroom, a staff kitchen, a shop office, and a locker room. The second floor office space includes three private offices, a boardroom/kitchenette, and one washroom. The shop is split into two separate areas, and the main shop area is wide-open with one washroom and a mechanical room. This area includes a 100' drive thru wash bay with (2) 14' x 16' overhead sunshine doors, as well as (2) drive in 14' x 16' overhead sunshine doors. The separate shop space includes a main floor office with its own entrance, a 625 SF storage mezzanine, and (1) 14' x 16' overhead sunshine door. The shop is equipped with fall protection, Hotsy, gas detection, and a 3-Phase Air Compressor plumbed throughout the building. The yard is graveled and fully fenced with two gates, and ample graveled parking is available directly in front. This property offers excellent visibility with Highway 11 frontage.

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