

INVESTMENT or OWNER USER OPPORTUNITY

Multi-Bay Warehouse Office Building – ProNorth Industrial Park

ProNorth Industrial: 3 K north of St. Albert on Hwy. 2 and 3 K west

ADDRESS: 28 Kuryluk Boulevard, Rural Sturgeon County, AB T8T 0B6 **LEGAL:** Lots 3 and 4 Black 2 Plan 7920160



Building Size: 37,500 SF Net Lease Space **Warehouse:** 31,980 SF **Office:** 5520 SF **Land:** 3.21 Acres **Zoned:** R1
Property Taxes: \$25,281 (2013) **Local Improvements:** \$1,380 (2011 to 2021) **Year Built:** 1979 Addition 1981

GENERAL DESCRIPTION:

Multi-bay warehouse/office complex comprising of 13 bays with 19.5' clear ceilings and 16' high overhead doors. Two areas are larger clear span bays and the remainder 2000 SF bays. Concrete block construction with steel post and beam and steel deck, tar and gravel built-up roof. Newly renovated 5520 SF office administration area.

PARKING LOT AND YARD:

Front parking asphalt with concrete curbs providing 26 stalls. There is approximately two acres of well compacted yard space shared by the tenants. The yard is fenced and secure.

UTILITIES & SERVICES:

The property is serviced with gas and power. The sewer is to a holding tank and drained to a mound and field on a leased plot on neighboring land. Municipal water is available in front of the property, however is not hooked up, there is a well and cistern.

TENANTS AND LEASES:

1. Ventures Manufacturing Inc. occupy 10,000 SF and 4500 SF of yard space and the Quonset Coverall Building. Lease matures September 30th, 2016.
2. Pro-Ex Canada occupy 27,500 SF and 14,400 SF of yard space. Lease matures September 30th, 2016. Flexibility in the lease if an owner user needed space before the maturity date.

LIST PRICE: \$3,300,000.00 **Cap Rate for 2013:** 9.8% (Rents increase annually)

Presented by C. Hugh Fraser

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