

SPRUCE GROVE INDUSTRIAL BAYS

9/10/11/12 - 55 ALBERTA AVE | FOR SALE



PROPERTY HIGHLIGHTS

Renovated industrial property with excellent location in Spruce Grove. Very well maintained and clean, approximately 8,400 SF +/- of yard space behind the units, high end office finishings, mezzanine, sumps, 100 amp power service in each bay.



PROPERTY DETAILS

Address:	9/10/11/12 - 55 Alberta Ave Spruce Grove, AB
Zoning:	M1
Price:	\$1,500,000
Property Taxes:	\$18,654.04 (\$4663.51 per unit)
Main Floor:	15,000 SF +/-
Second Floor:	4,198 SF +/-
Total:	19,198 SF +/-
Mezzanine:	1,650 SF +/-
Yard:	8,400 SF +/-
Heating:	Forced Air
Power:	100 amp per unit (4)
Ceilings:	22"
Loading:	Grade (4) 12' x 14
Sumps:	Yes



Dean Drysdale
Associate
E: deandrysdale@gmail.com
D: 780.953.4585

commercialveg.ca

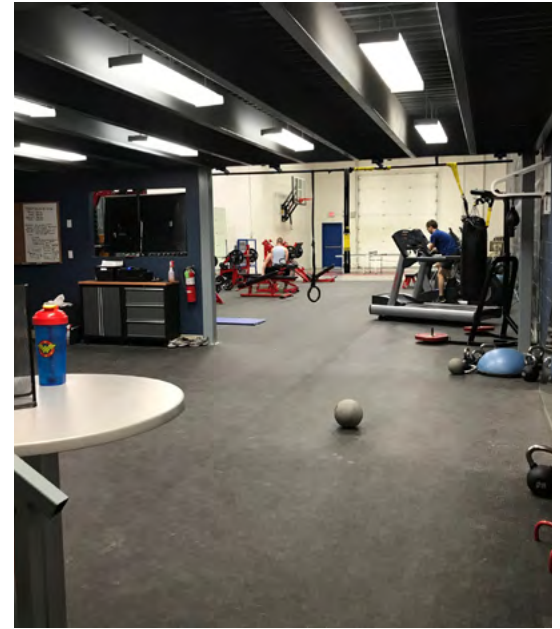
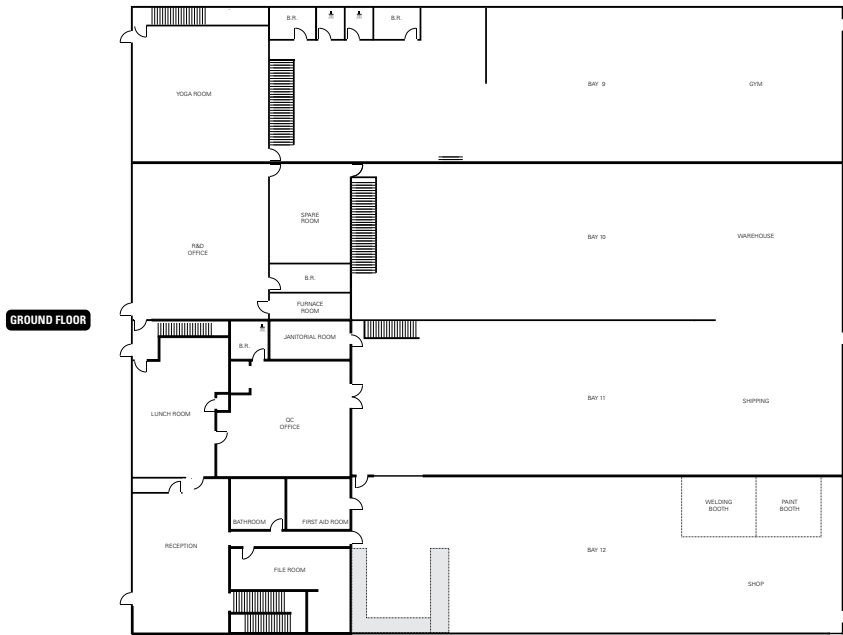
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O:780.429.1200

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and such as, cannot be warranted nor form a part of any future contract.

FOR SALE

SITE PLAN



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Dean Drysdale
Associate
E: deandrysdale@gmail.com
D: 780.953.4585