

# FOR SALE OR LEASE

3801 - 16 STREET S.E.

## CENTRALLY LOCATED INDUSTRIAL BUILDING

### PROPERTY DETAILS

<b>BUILDING SIZE:</b>	±9,000 sq.ft. (Main & Second Floor)
<b>LAND SIZE:</b>	±0.33 acres
<b>PURCHASE PRICE:</b>	\$1,699,000
<b>LOADING:</b>	3 - 12x14' Drive-in Doors
<b>CEILING:</b>	±18'
<b>ZONING:</b>	I-R (Industrial Re-development)
<b>LEASE:</b>	Portions of the building can be leased at market rates, OR:  Occupant will lease back portions or entire property.

### PROPERTY HIGHLIGHTS

- Concrete block building with heavy power and air makeup system (specs to be confirmed).
- Office build out spans over two floors.
- Potential to divide into two bays or convert into condo bays .
- Clean and well maintained with grade load doors.
- Located near Bonnybrook with convenient access to Highfield Road and Blackfoot Trail.



FOR MORE INFORMATION PLEASE CONTACT:



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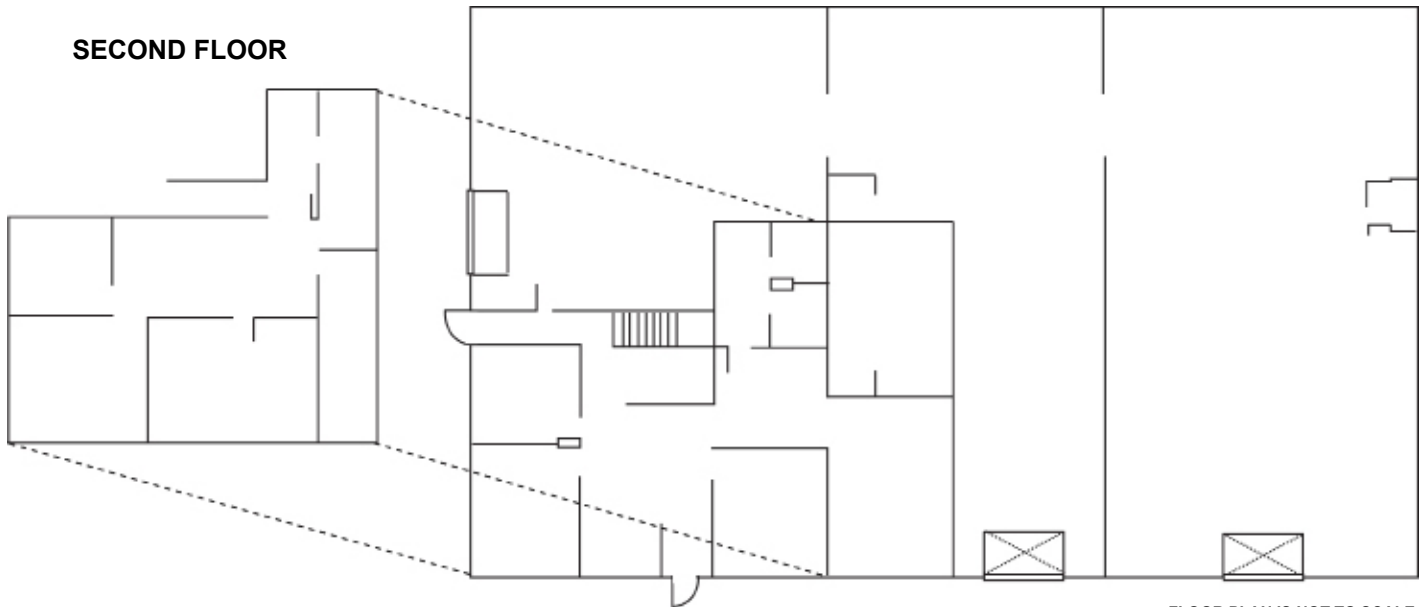
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### MAIN FLOOR

### SECOND FLOOR



FLOOR PLAN IS NOT TO SCALE

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