

FOR LEASE

941 - 48 AVENUE S.E.



FREESTANDING BUILDING WITH YARD

PROPERTY DETAILS

BUILDING SIZE:	±5,285 sq.ft. Office: ±1,500 sq.ft. approx. Warehouse: ±3,785 sq.ft.
LAND SIZE:	±1.62 acres
LOADING:	4 Drive-in Doors 3 along South wall 1 along East wall
CEILING:	±18' (to be confirmed)
ZONING:	I-G (Industrial General)
LEASE RATE:	Market: building + yard rate
OPERATING COSTS:	\$2,795/month (\$6.35 psf) property tax, insurance, self managed

PROPERTY HIGHLIGHTS

- Located near Blackfoot Trail, Glenmore Trail, within Highfield Industrial Park.
- Close to Shaw GMC, Blackfoot Motorsports, Blackfoot Centre, Tim Horton's, Mary Brown's, Taco Time, Windsor Plywood, 4 Wheel Parts.
- Available March 1, 2018.
- Large yard with security fence, and 2 access gates for easy flow through access.
- Bonus storage mezzanine with some improvements above the front office area.
- Conventional shop layout with 3 service bays, sump, rear and side loading access.
- Ideal for service, fleet, trades requiring yard storage.



FOR MORE INFORMATION PLEASE CONTACT:



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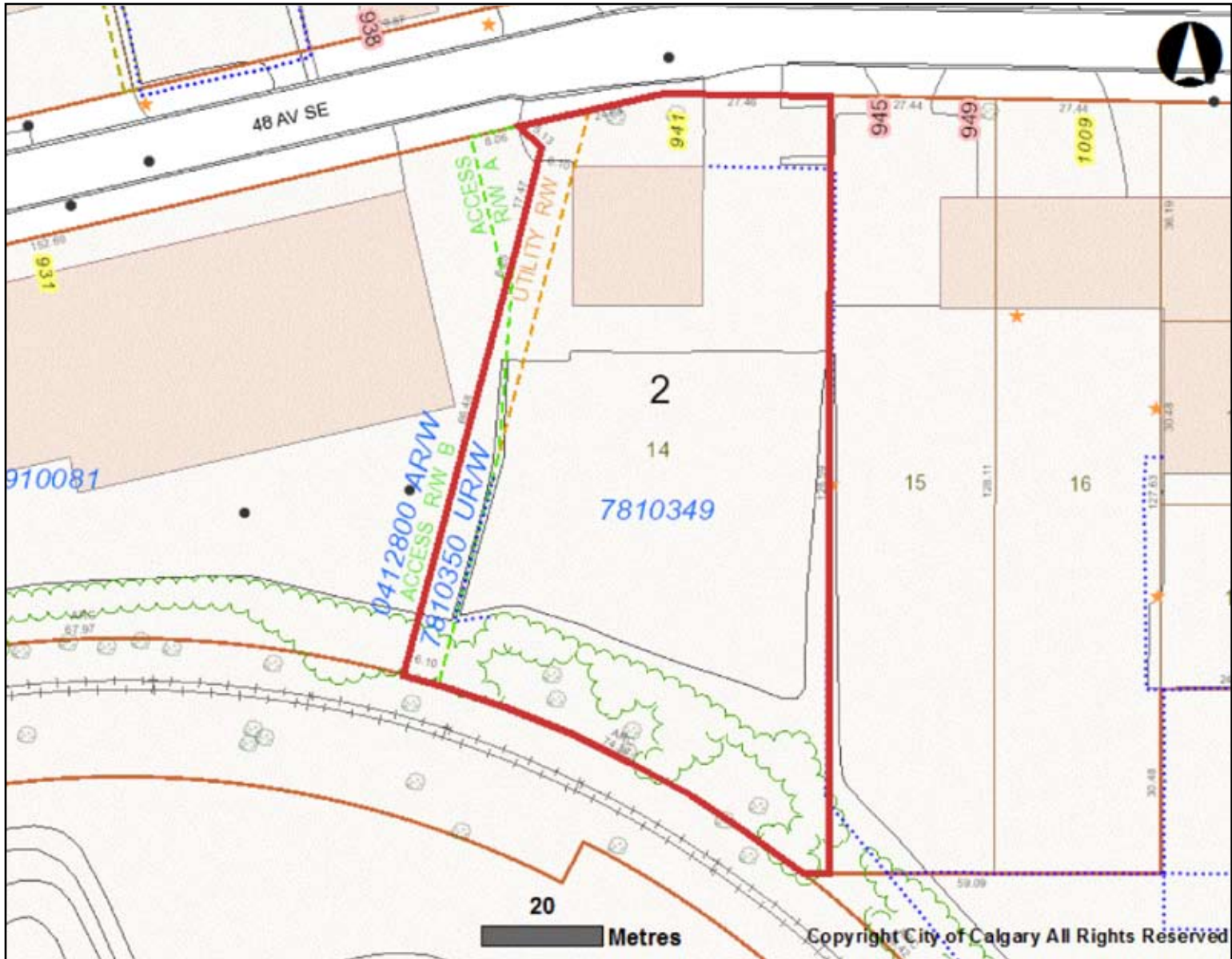
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OFFICE/WAREHOUSE IN HIGHFIELD INDUSTRIAL PARK



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