

# FOR SALE

## TURN-KEY OPPORTUNITY

## 97 PRAIRIE PLACE S.E.

### ROCKYVIEW COUNTY, AB

### ±4.74 acres



## READY-MIX CONCRETE FACILITY - AND - FULLY LEASED INDUSTRIAL BUILDING

### THE OPPORTUNITY

±4.74 acre parcel improved with functional ready-mix concrete facility and fully leased income producing industrial building.

The ready-mix facility is complete with concrete batch plant, auxiliary buildings, and fix apparatus. Strategically located at Calgary's doorstep within Rockyview County, poised to serve the city and surrounding marketplace.

The rolling equipment (concrete trucks, heavy equipment, etc.) are not included, but can be negotiated separately.

Operate the ready-mix concrete facility and receive rental revenue from adjacent tenant.

Legal Address: Plan 1820 AM; Block 8, excepting thereout all mines and minerals

Land Area: 4.74 Acres, rectangular in shape

Land Use: C-LRDs h18, Commercial Local Rural District

Services: Electricity, natural gas, water well, storm water pond.

Improvements: Various structures, concrete ready-mix facility, site grading, storm pond.



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## IMPROVEMENTS

# 97 PRAIRIE PLACE S.E.

## ROCKYVIEW COUNTY, AB

Price: \$7,600,000

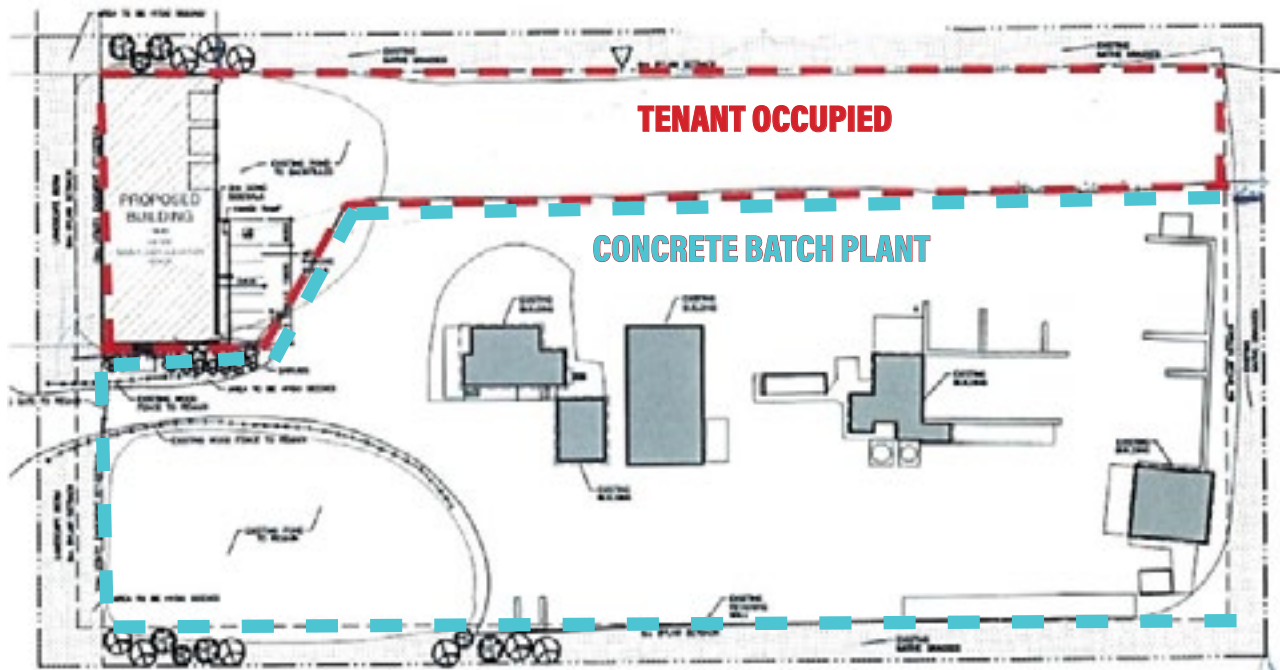
### TENANT OCCUPIED NORTHERN PORTION:

Building:	±8,360 sq.ft.
Yard Area:	See site plan, highlighted in red (approximately 0.75 acres)
Year Constructed:	±2018
Loading:	Multiple drive-in doors
Tenant:	Accurate Mechanical & Welding Ltd.
Net Rent:	\$135,000 per year +Operating Costs
Lease Term:	Expires February 28, 2026 (+Tenant 5 year option to review)
Service shop compatible for a variety of uses.	

### VACANT SOUTHERN PORTION:

- Improved with fully operational ready-mix concrete batch plant and various outbuildings.
- Concrete ready-mix silo x 2.
- Ready-mix control room, control panel, and related apparatus.
- Auxiliary structure: ±2,800 sq.ft. (TBV).
- Covered utility shed with radiant heated floor and side wall, to prevent gravel freeze.
- Triple compartment sump and washout bays - water recycles through each.
- Various modular structures (office modular, etc).

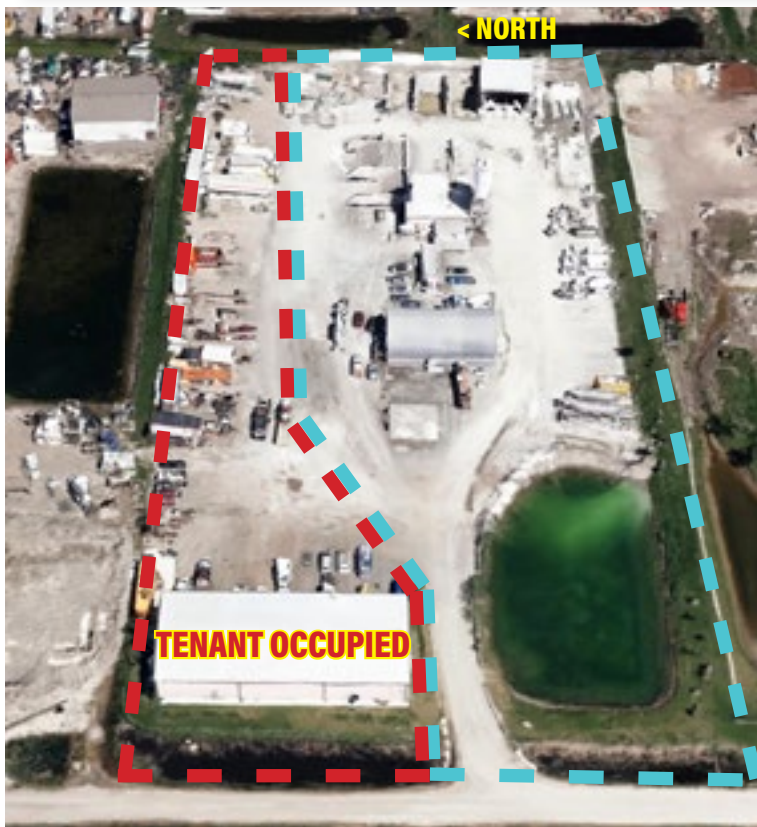
Rolling Equipment: Rolling equipment not included, but available. Price to be negotiated. I.e.: Concrete mixing trucks, trailers, heavy equipment, etc.





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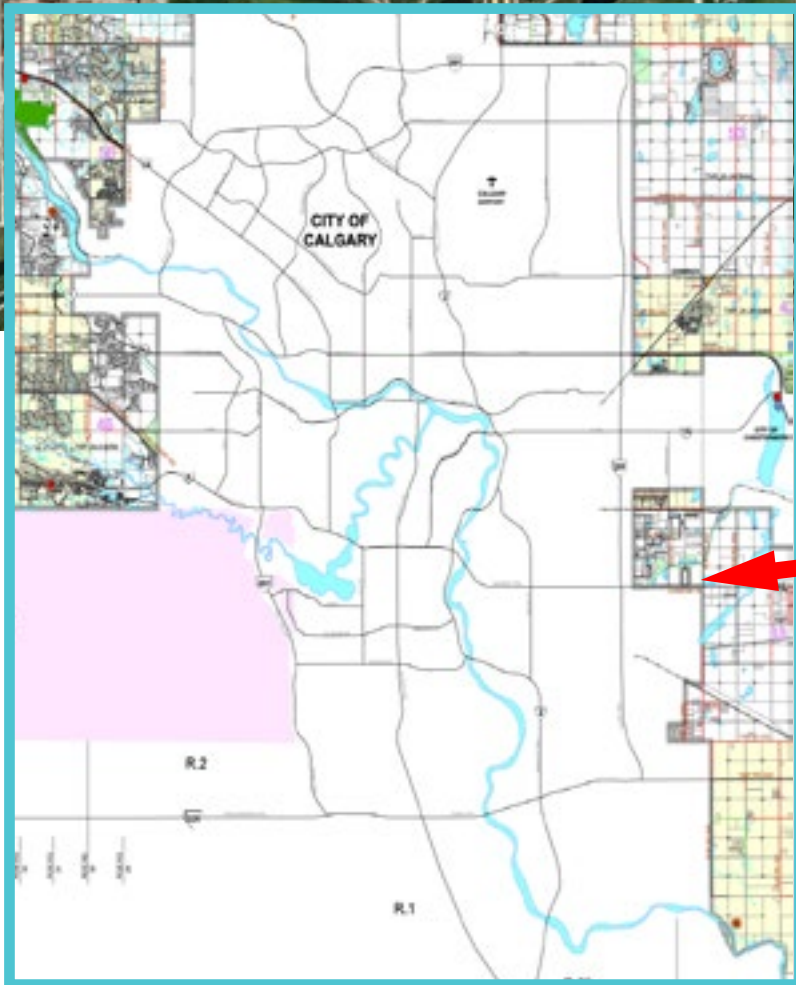
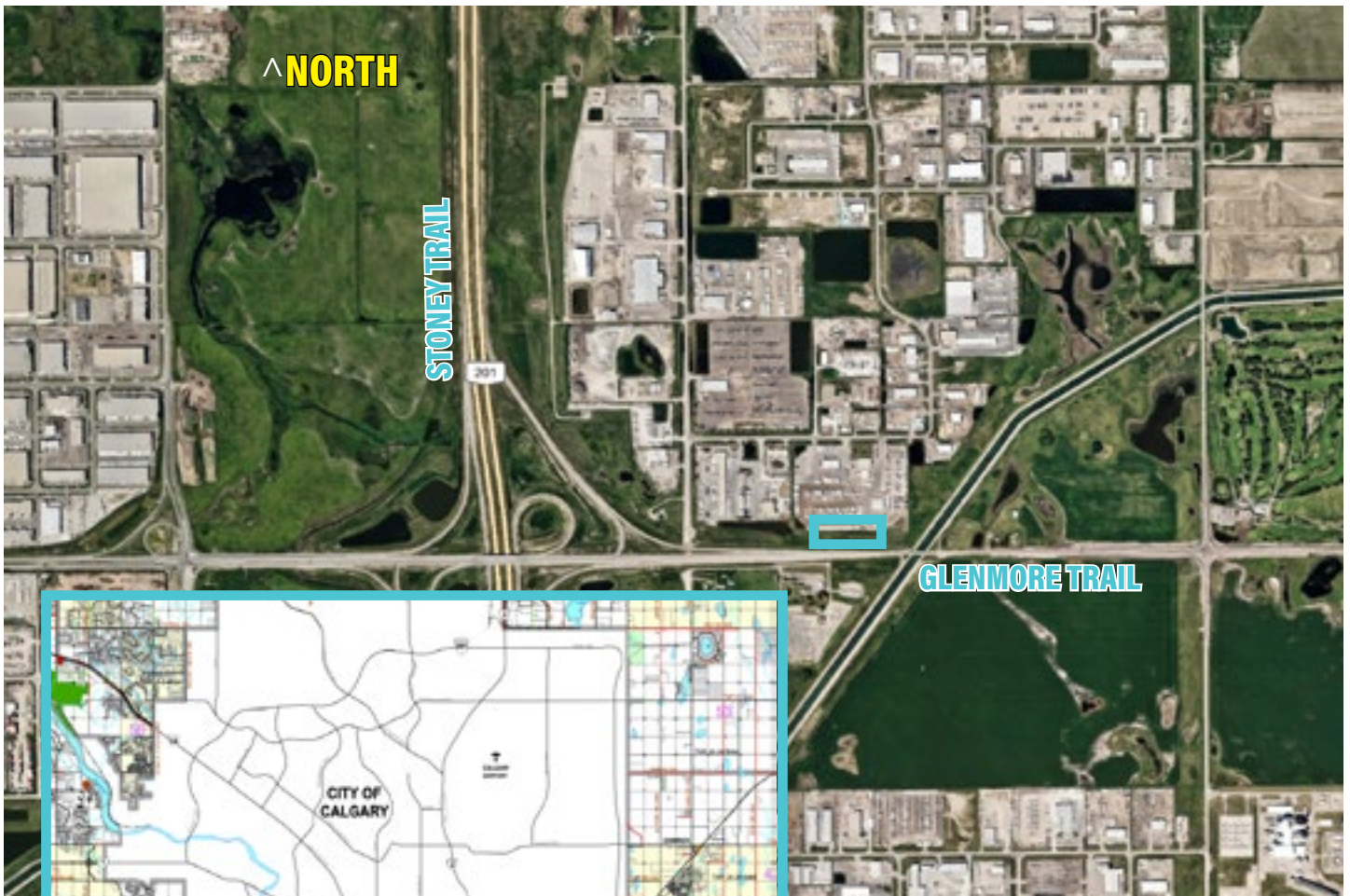
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**SUBJECT SITE**



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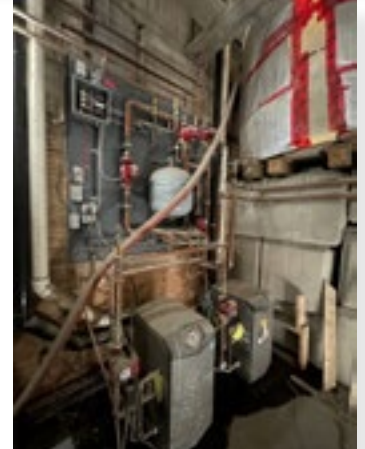
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