

L E A S E / S A L E

RARE FIND
HIGH EXPOSURE
8,000 SQ FT FREESTANDING BUILDING
ON A CORNER 3.04 ACRE SITE



Highlights...

- ✓ Asking Price and Lease Rate substantially reduced
- ✓ Freestanding upgraded building, on a 3.04 acre corner site
- ✓ Upgraded interior, yard & fencing
- ✓ High exposure high traffic automotive retail location
- ✓ 3000 sq ft front office with 5,000 sq ft showroom / shop
- ✓ Highly visible signage available

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Industrial, Retail, Investment Sales & Leasing

FOR SALE

MUNICIPAL ADDRESS:	159 Eastlake Boulevard NE, Airdrie, Alberta
LEGAL DESCRIPTION:	Plan 1013485 Block 8 Lot 10
SITE:	3.04 acres
IMPROVEMENTS:	8,000 sq ft , upgraded office, showroom, service and detail bay 2 - 14'x16' drive in doors, 20' - 25' ceiling height, 2 access points to graveled, compacted site, fenced with yard lighting
ELECTRICAL SERVICE:	400 Amp / 6 00 Volt,, to be verified
STATUS:	Currently automotive sales and service tenant vacating within 60 days
LEASE RATE:	Reduced to \$15,000 per month net
SALE PRICE:	Reduced to \$3,350,000
ZONING:	1B-2
PROPERTY TAXES:	\$34,913.49 (2018)
OP COSTS:	Estimated at \$4.69 per sq ft per annum (2018)
UTILITIES:	Payable by Tenant
SIGNAGE:	Highly visible fencing and building signage locations
COMMENTS:	RARE FIND, LEASE OR SALE, HIGH EXPOSURE FREESTANDING BUILDING ON A 3.04 ACRE CORNER SITE BORDERED BY HIGH TRAFFIC VETERANS WAY AND EASTLAKE BV. FRONT PAVED PARKING AREA AND LARGE COMPACTED SIDE AND REAR YARD FENCED AND LIT. UPGRADED SHOWROOM AND SERVICE SHOP, APPROVED FOR AUTOMOBILE SALES AND SERVICE, WAS RV DEALER PREVIOUS. SITE SIZE PROVIDES FOR BUILDING EXPANSION IF REQUIRED, CLOSE PROXIMITY TO HWY 2 RING ROAD AND CALGARY. AIRDRIE HAS NO BUSINESS TAXES.

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

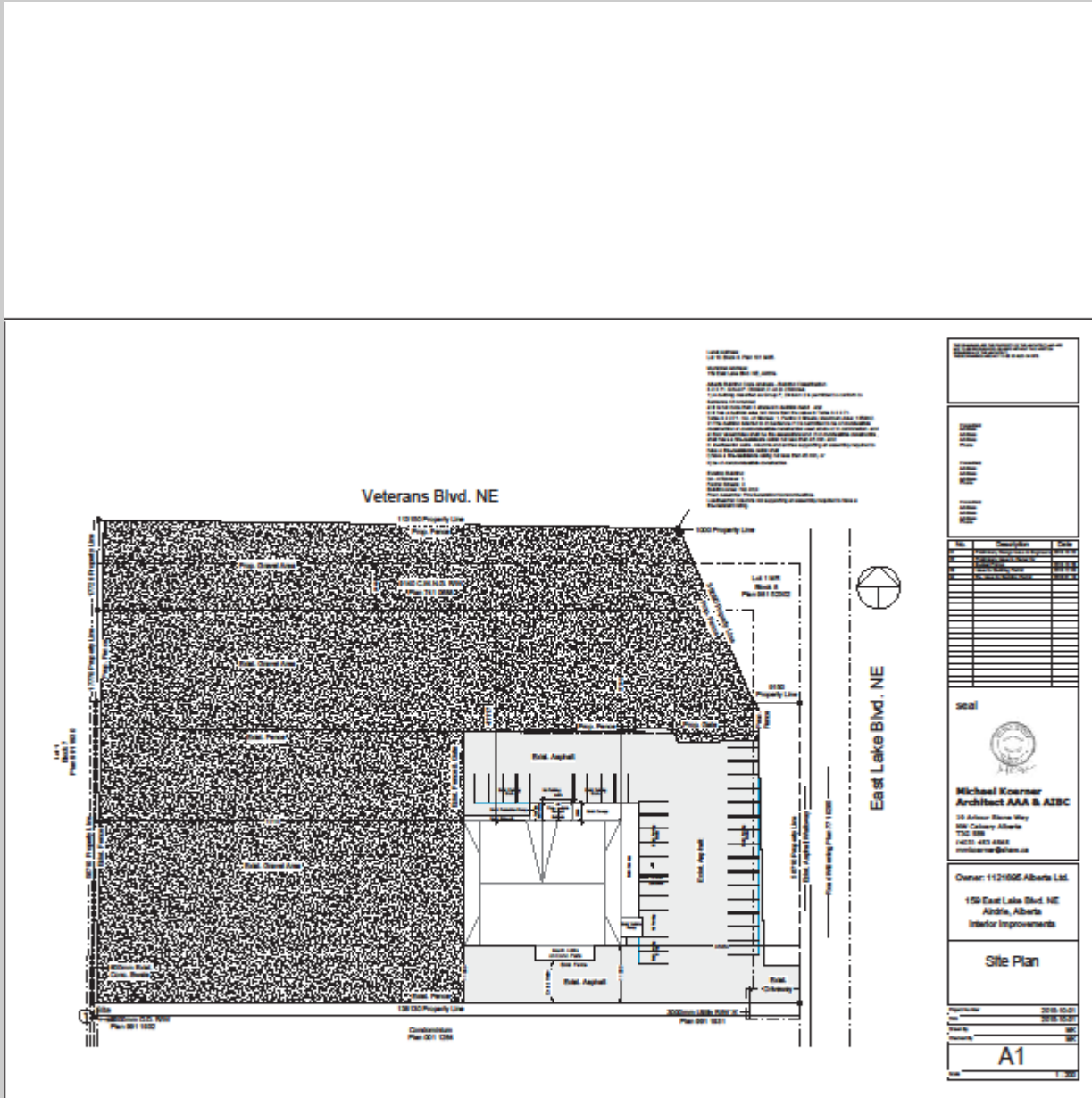
FOR SALE



F O R S A L E



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