

# FOR SALE OR LEASE

## SPRUCE GROVE END CAP OFFICE

301 Saskatchewan Ave, Spruce Grove, AB



### HIGHLIGHTS

- 3,768 sq ft (+/-)
- Open warehouse space
- Two stories of well-appointed office
- End cap unit
- Able to support second tenant in upstairs office

### CONTACT

#### KELLY GIBBON

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#### BERT GAUDET

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#25, 1002 7 Street, Nisku AB T9E 7P2

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	301 Saskatchewan Ave Spruce Grove, AB
TYPE OF PROPERTY	Industrial/Office multi-tenant bay
ZONING	M1 General Industrial
SUBDIVISION	Spruce Grove Industrial
TOTAL SPACE AVAILABLE	3,768 sq ft (+/-)
SHOP SPACE	1,518 sq ft (+/-)
OFFICE SPACE	2,250 sq ft (+/-) on two floors
PARKING	Two rows of parking
HEATING	Forced air

POSSESSION	Immediate
CEILING HEIGHT	19'
LOADING	Grade level loading
DOORS	12' x 12' overhead door
DRAINAGE	Two stage sump

## FINANCIALS

SALE PRICE	\$649,000.00
LEASE RATE	\$13.50/sq ft (net)
OPERATING COST	\$3.50/sq ft

## PROPERTY PHOTOS



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## PROPERTY LOCATION

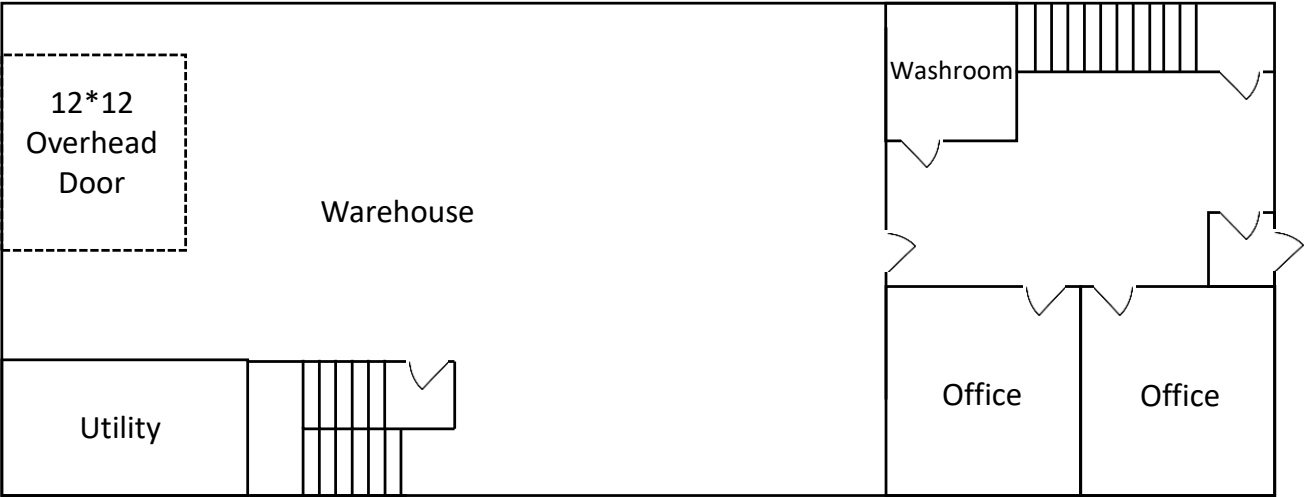


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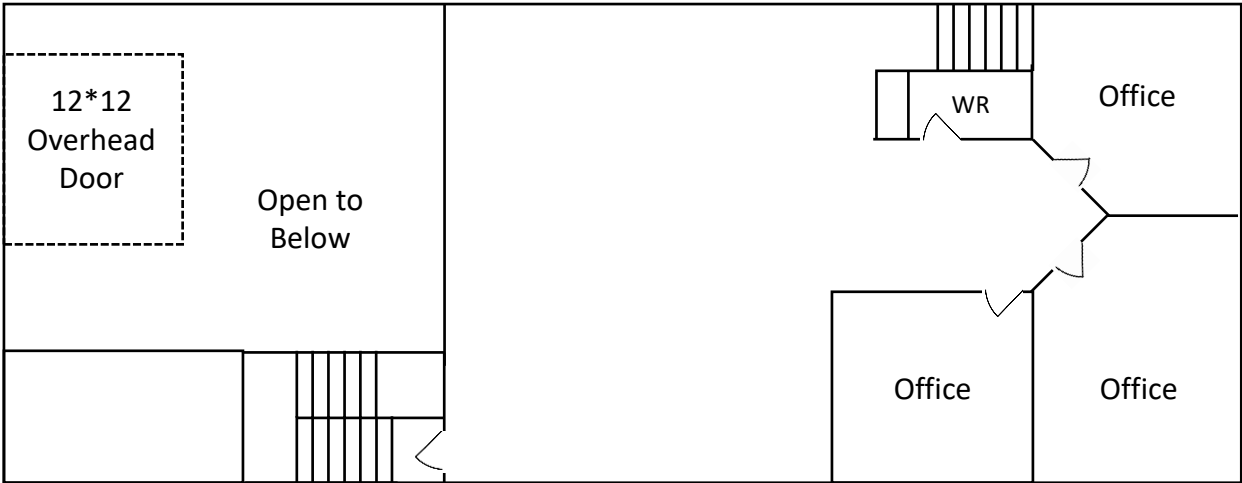
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Main Floor

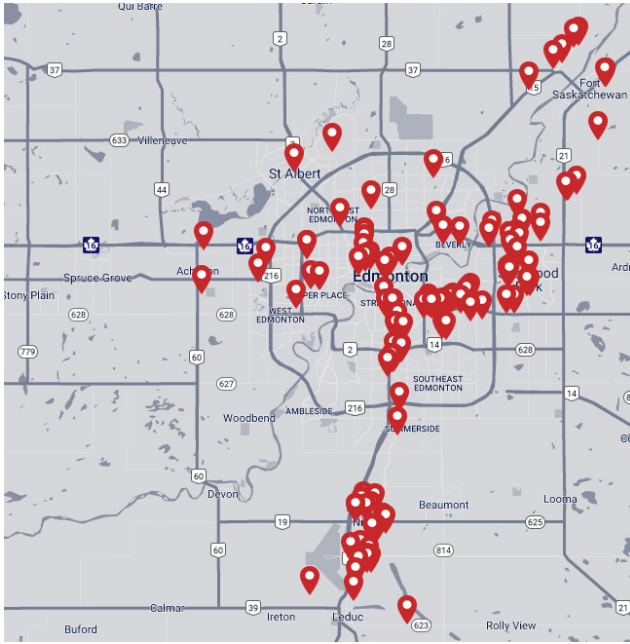


Second Floor





## ABOUT ROYAL PARK REALTY



- Customized service
- Creative commission structures
- Excellent track record
- Large network
- Diverse professional team
- Excellent customer service
- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

**BERT GAUDET** Director, Associate Broker    **KELLY GIBBON** Director, Associate MBA



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 20 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.



Kelly takes great pride in the service that provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



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