

FOR SALE

BRUDERHEIM INDUSTRIAL RAIL FACILITY WITH HEAVY POWER

**\$2,000,000
PRICE REDUCTION!**



HIGHLIGHTS

- 44,000 sq ft on 25.57 Acres (+/-)
- 45 MVA Transformer and Power Substation on-site
- Heavy power on-site
- CN & CP Dual rail access
- Rail spur into building

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PROPERTY DETAILS

LOCATION	Bruderheim, Alberta
LEGAL DESCRIPTION	Plan: 0827309; Lot: 1; Block: 1
BUILDING SIZE	44,000 sq ft (+/-)
SITE SIZE	25.57 Acres (+/-)
ZONING	HI (Heartland Industrial)
POWER	45 Megawatts (TBV)
LOADING	Grade
BUILT	1990/1991
POSSESSION	Negotiable



FINANCIALS

ASKING PRICE	\$7,900,000 \$5,900,000
TAXES	TBV

ADDITIONAL INFO

- Power capacity of 45 Megawatts TBV (power supplied by AltaLink substation)
- Drainage throughout
- Galvanized structure
- Truck scale
- Train scale
- Computer room with deck
- Hot water heating
- Washrooms complete with showers
- Rail spur on-site. Fully functional (joint agreement with CN & CP Rail in final negotiations)
- Previous potable water permit from the Vegreville Water Commission 1,000 cubic metres daily capacity
- High load corridor
- Next to the Cenovus Rail Terminal



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PROPOSED SUBDIVISION PLAN





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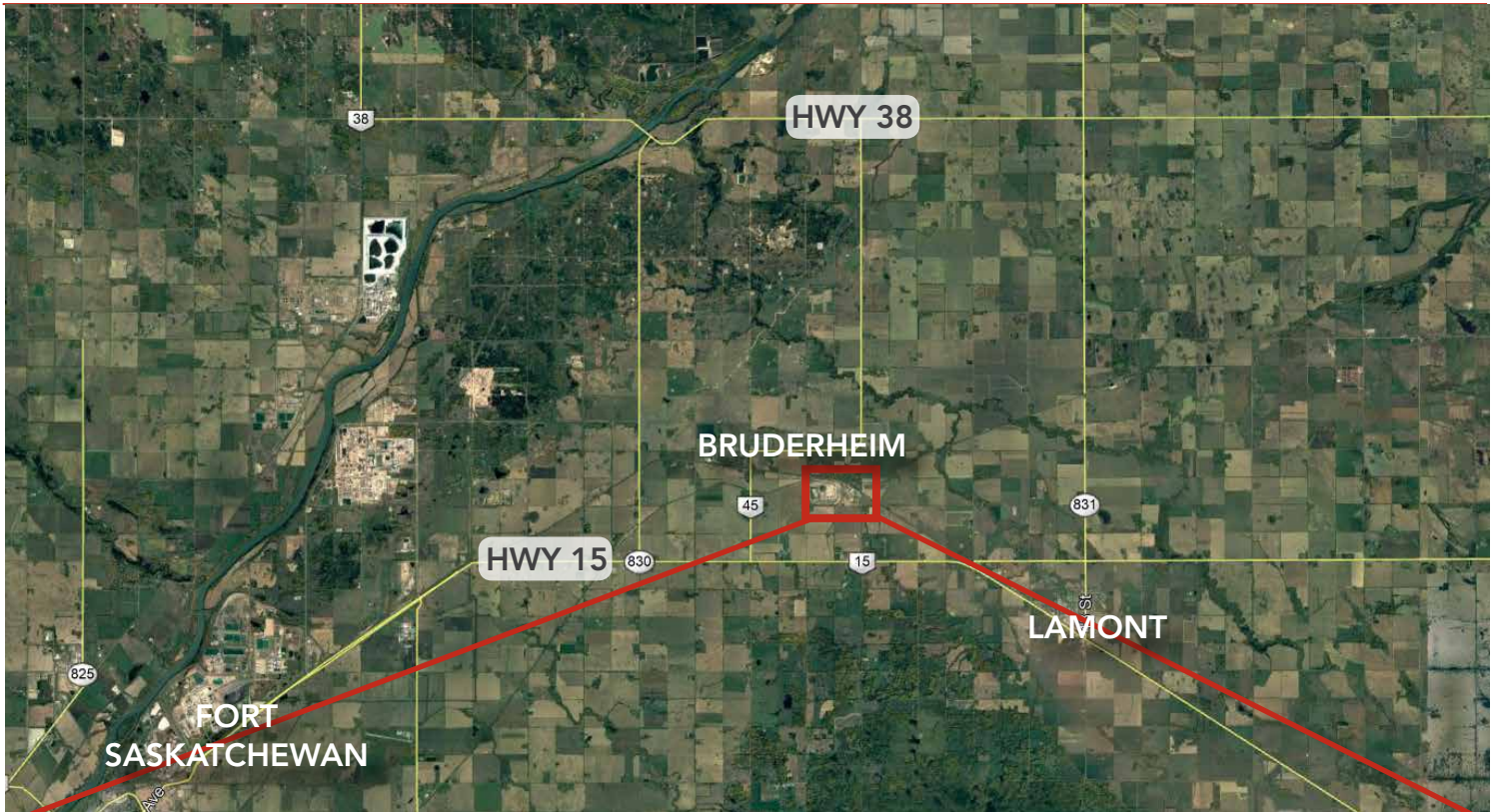
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

PROPERTY LOCATION



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