

INVESTMENT SALE

STAND ALONE INDUSTRIAL PROPERTY

323-116 Avenue, Strathcona County, AB



Investment property with 4 years remaining on Tenant's term

We are pleased to offer the opportunity to acquire this stand alone investment property in the Cloverbar industrial area of Strathcona County. The property consists of 11,800 sq ft on 2.19 Acres +/- and is 100% occupied with a lease in place until January 2028 with renewal options. An excellent opportunity for investors to acquire a desirable, care-free industrial investment property.

CONTACT

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#201, 9038-51 Avenue NW, Edmonton, AB T6E 5X4

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INVESTMENT SALE | Cloverbar Stand Alone Industrial Facility



Property Information

MUNICIPAL ADDRESS	323-116 Avenue, Strathcona County, AB
LEGAL DESCRIPTION	Plan: 9122116; Lot: 4
ZONING	IH (Heavy Industrial)
BUILDING SIZE	11,800 sq ft ±
SITE SIZE	2.19 Acres ±
BUILT	1984 (shop) 1993 (office addition)
CONSTRUCTION	Steel frame
GRADE LOADING	6 - 12' x 14'
CEILING HEIGHT	20' - 24'
DRAINAGE	Trench sumps & dual compartment sumps
POWER	400 Amp, 600 Volt, 3 Phase
HEATING	Forced air & radiant

Financial Information

Sale Price:	\$3,200,000.00
NOI:	\$197,650/year
Cap Rate:	6.2%
Property Taxes:	\$25,959.00 (2023 per annum)
Expiry:	December 31, 2028
Renewal:	Five (5) Year
Tenant:	DRM Heavy Duty Towing



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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 The offering may be withdrawn at any time without notice or cause.

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- Income in place
- Self managed property
- Drive thru bays
- Wash bay w/ hotsy
- Fully compacted gravel yard
- Asphalt paved parking lot w/ energized stalls
- Exhaust system
- Make up air unit
- Trench sumps



Tenant Profile

DRM Heavy Duty Towing & Recovery is a full-service towing company providing medium and heavy-duty towing to clients throughout Western Canada from their home base in Edmonton, Alberta. The DRM brand has been a leader in the heavy towing market since its inception in 2002. Known in the trucking industry for having a state-of-the-art fleet of equipment, that is ready to go at a moment's notice, to complete any size job in a safe and efficient manner. DRM's operators have over 75 years of combined experience and are regularly involved in industry-specific training to further enhance their skills.

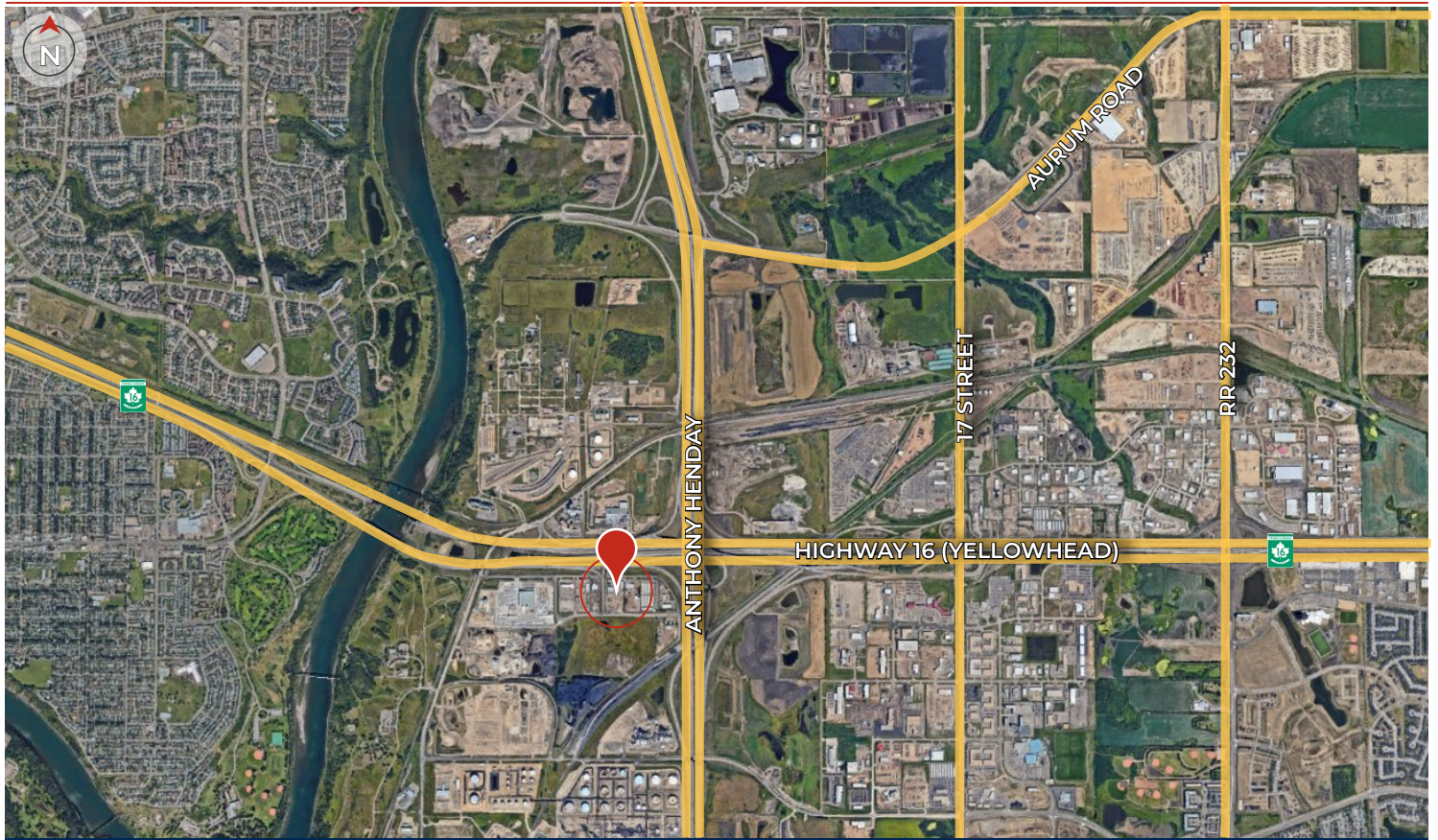


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Located in Strathcona County, Alberta in the Cloverbar Industrial Area. Accessible from Highway 16 (Yellowhead) and 17th Street. Minutes to major transport routes including Highway 21, Highway 16, and the Anthony Henday. Direct access to Alberta's High Load Corridor. Strathcona County provides competitive tax rates and supports economic growth.



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INVESTMENT PROPERTY FOR SALE

CLOVERBAR INDUSTRIAL FACILITY



*Quality Based on **Results**, Not **Promises**.*



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Eric was born in Saskatchewan and raised in Edmonton. He spent 12 years working with a major mobile heavy equipment supplier in a sales and account management capacity. Eric has a Business Administration Diploma from the Northern Alberta Institute of Technology.

As a member of Royal Park Realty's team since 2010, Eric handles a variety of important listing agreements including building sales, traditional leasing and land sales. His knowledge of the industries that keep Alberta moving is an asset to clients looking for a solution to their Real Estate needs. Eric prides himself on building long-term client relationships based on an understanding of the clients' needs and business requirements.

Eric is an active family and community person. He and his wife are raising their three boys in the Edmonton area.



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