

FOR LEASE

INDUSTRIAL BAY IN FORT SASKATCHEWAN

Bay C , 11222 - 87 Ave, Fort Saskatchewan, AB



HIGHLIGHTS

- 3,000 sq ft ± industrial bay available in Fort Saskatchewan
- One (1) 14' x 14' grade loading door
- Large fenced and gated yard
- Ideal location in Fort Saskatchewan offering an excellent opportunity for a wide range of industrial users

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SCOTT ENDRES

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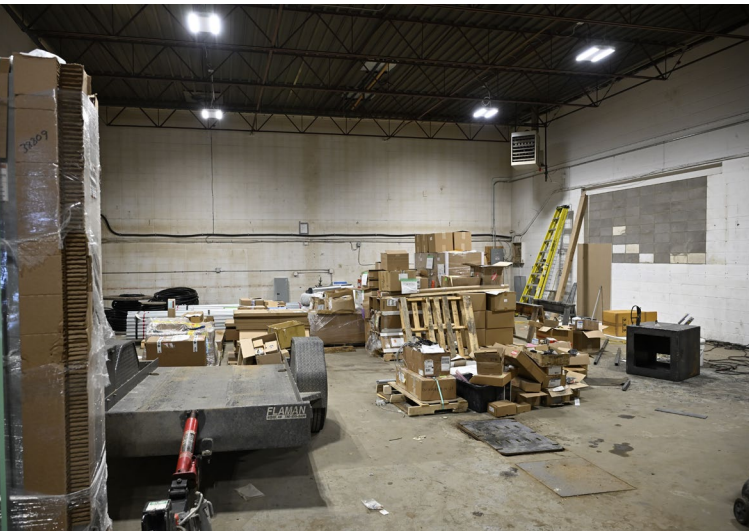


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ADDITIONAL INFORMATION

- Small office portion
- 14' x 14' bay door
- 2 compartment sump
- 225 Amp, 240 Volt

DETAILS & FINANCIALS

MUNICIPAL ADDRESS	Bay C, 11222 - 87 Avenue, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan: 4560TR; Block: 4; Lot: 6
ZONING	IL (Light Industrial)
TYPE OF SPACE	Industrial
SIZE	
OFFICE	625 sq ft ±
SHOP	2,375 sq ft ±
TOTAL	3,000 sq ft ±
LEASE RATE	\$13.50/sq ft (including yard)
OP COSTS	\$4.50/sq ft (2024)
POSSESSION	Immediate

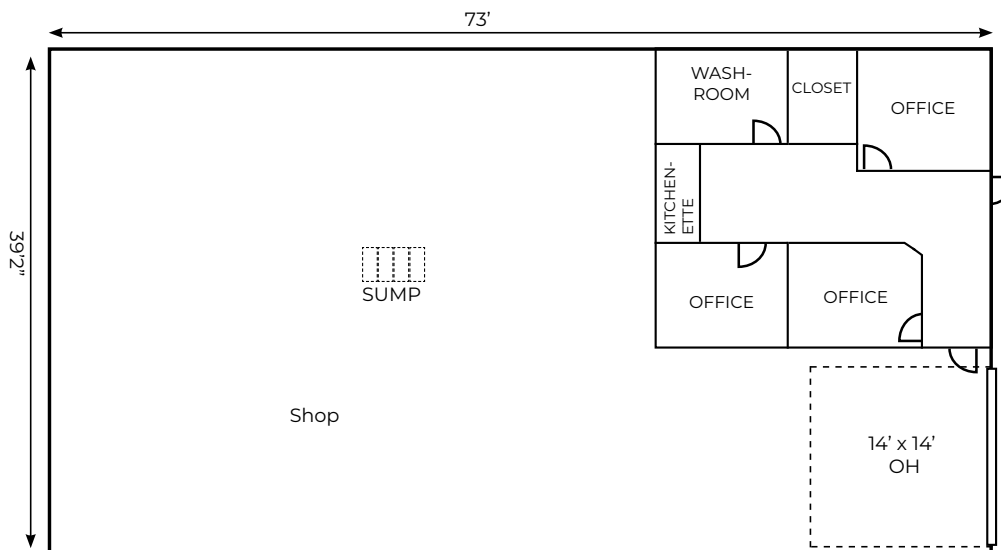


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Bay C Floor Plan



Photos



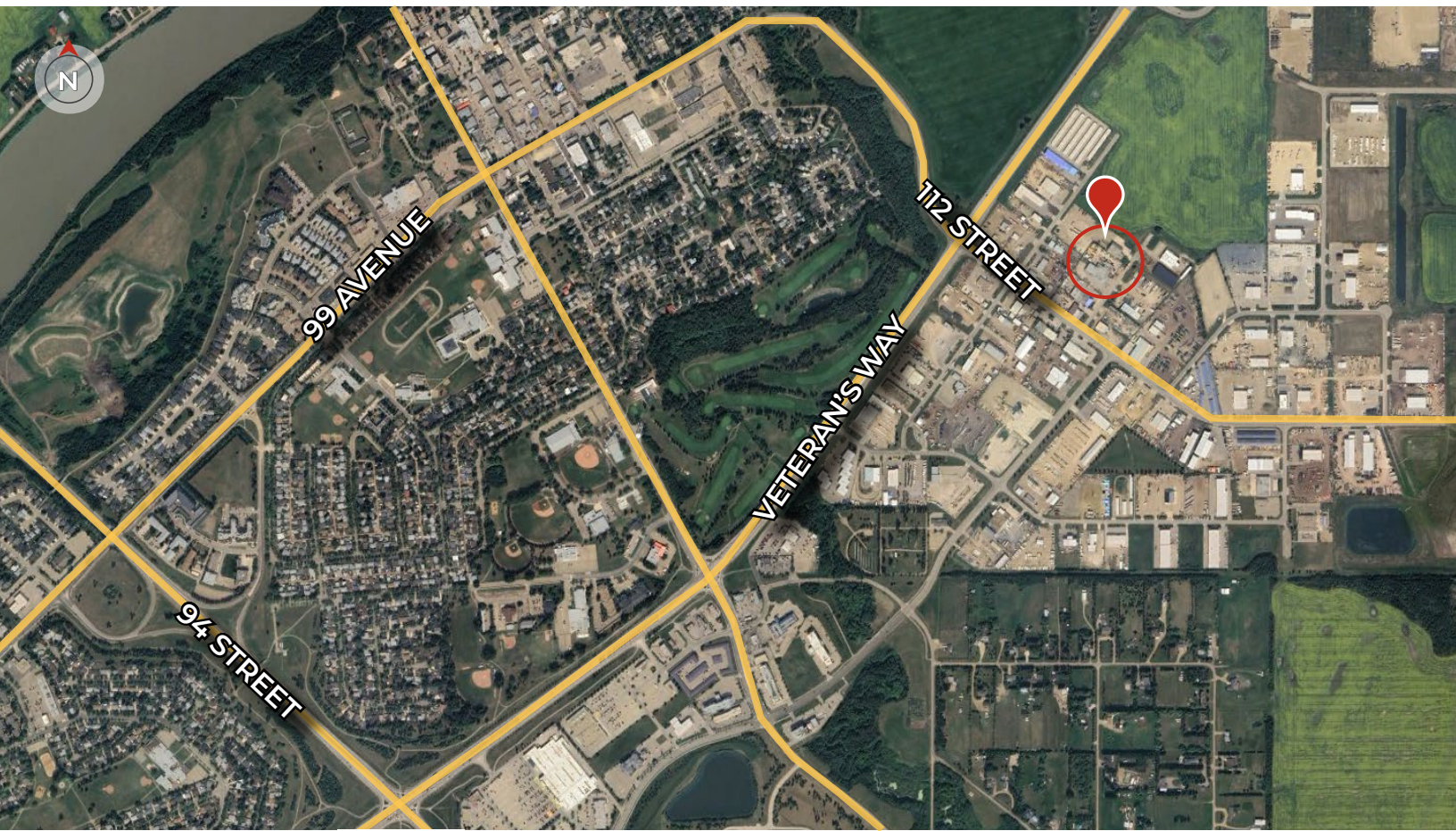
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Property Location | Bay C, 11222 87 Ave, Fort Saskatchewan, AB



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



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