



Land Commercial For Sale

Calmar **92** **None** **LP: \$9,000,000**

43 Street 52 AV **Lse Rate:** **M**

SP:

Trans Type: For Sale **Listing ID #:** E4107197 **ACTIVE**

Sale Type: **Land Size SF:**

Zoning: Commerical **Land Size Acres:** 33.000

Prop Taxes: 17,963.66 / 2017 **Lot Frontage:**

Other Types: LAN **Subj Prop Width:**

33 acres +/- of industrial land in Calmar provided for sale by Hi-Way 39 Industrial Park Inc. located just off Highway 39, on High Load Corridor. Potential to purchase or lease various sizes of land. Affordable industrial land at \$200,000 per acre +/- . Close to EIA, Nisku, Leduc & Edmonton. Easy access to QE II & west to Drayton Valley. SELLERS ARE FLEXIBLE AND WILLING TO NEGOTIATE LEASE OPPORTUNITIES AS WELL.

Directions:

Virtual Tour:

Brochure:

<u>Property Details</u>		<u>Multi Family</u>	
Ownership Interest:	Private	# of Storeys:	Total # of Units: 0
Title to Land:	Fee Simple	# of 1 Bedroom Apts:	# of Bachelor Apts:
Env Asmt Phase:		# of 2 Bedroom Apts:	# of Penthouse Apts:
RPR Survey Available:	No	# of 3 Bedroom Apts:	# of Other Units:
Seller Rights Res:	Yes	# of 4+ Bedroom Apts:	# of Parking Spaces:
<u>General Building Details</u>		<u>APOD Information</u>	
Building Type:		Gross Operating Income:	
Construction:		Other Income:	
Subject Space SqFt:		Effective Gross Income:	
Subject Space Width:		Expense Total:	
Year Built:		Total Op Expenses:	
<u>Land</u>		Net Operating Income:	
Site Services:	Electricity, See Remarks	Cap Rate:	
Water Supply:	None	<u>Business/Business w/Property</u>	
Sewer / Septic:	None	Major Business Type:	
		Minor Business Type:	

Lease Details

Lease Type: **Lease Op Cost SqFt:**

Net Lse Rate SF/Annum: **Subject Space SqFt:**

Lease Term (in Months): **Lease SubLease:**

