



# FREESTANDING COMMERCIAL/INDUSTRIAL COMPLEX

## 6,212 SF± ON 18,200 SF± ON SITE (TBC BY PURCHASER)

**COURT ORDERED SALE**  
5313 - 5315 RAILWAY AVENUE, BOYLE, AB










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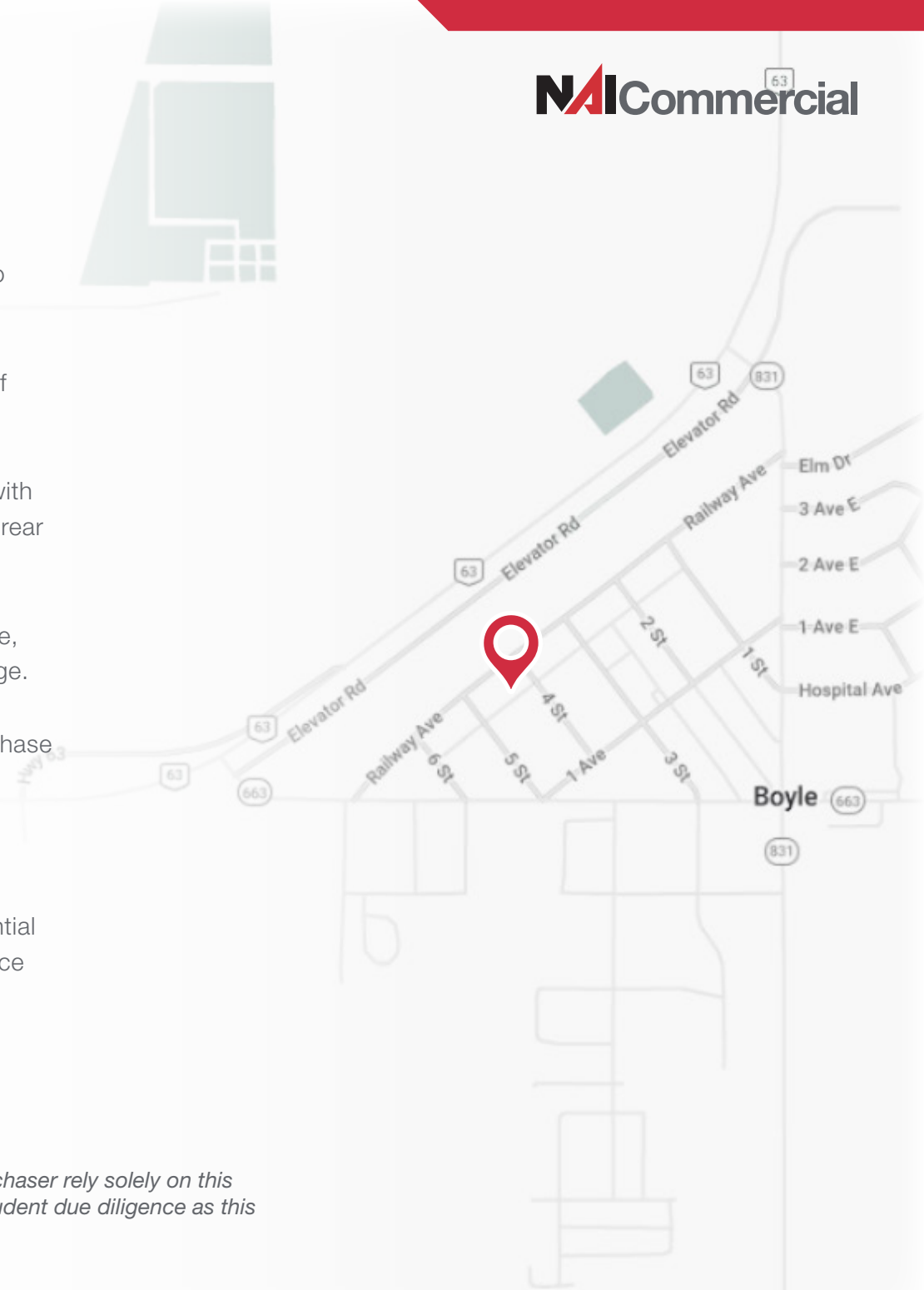
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*The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.*

# PROPERTY HIGHLIGHTS

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**Property:** ±6,212 sq.ft. commercial/industrial building with additional ±1,056 sq.ft. storage outbuilding situated on two adjoining sites totaling ±18,200 sq.ft.
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**Zoning:** DTC – Downtown Core District supporting a mix of commercial, retail, office, and industrial-oriented uses.
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**Exposure:** Strategically positioned along Railway Avenue with multiple access points via Railway Avenue, 4th Street, and rear alley access.
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**Functionality:** Flex-use property featuring showroom, office, warehouse/shop areas, fenced yard, and outbuilding storage.
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**Power:** Upgraded electrical service including 400 Amp 3-phase splitter with sub-panels (TBC by Purchaser).
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**Loading:** ±12’ overhead door access.
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**Opportunity:** Significant repositioning and value-add potential through completion of renovations and deferred maintenance remediation.



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### ADDITIONAL INFORMATION

ADDRESS	5313 – 5315 Railway Avenue, Boyle, Alberta
PROPERTY TYPE	Commercial / Business Industrial Complex
SITE SIZE	±18,200 sq.ft.
BUILDING SIZE	±6,212 sq.ft.
OUTBUILDING	±1,056 sq.ft. storage building
YEAR BUILT	1956 & 1960
ZONING	DTC – Downtown Core District
SITE COVERAGE RATIO	±34%
HEATING	Radiant tube heat, forced air & boiler systems (TBC by Purchaser)
ELECTRICAL	Upgraded service with 400 Amp 3-phase splitter (TBC by Purchaser)
ACCESS	Railway Avenue, 4th Street & rear alley
YARD	Fenced yard area
SALE PRICE	\$180,000

# NAI Commercial



**1,519 VPD**

TAYLOR RD AND 3 STREET W



**1,015**

DAYTIME POPULATION



**\$111,302**

AVG HOUSEHOLD INCOME



**629**

EMPLOYEES



**85**

BUSINESSES

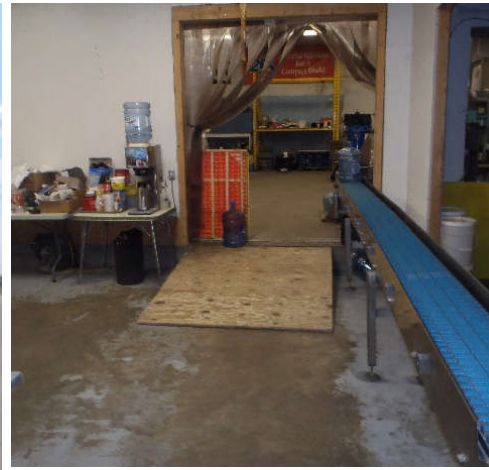


**\$45M**

TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

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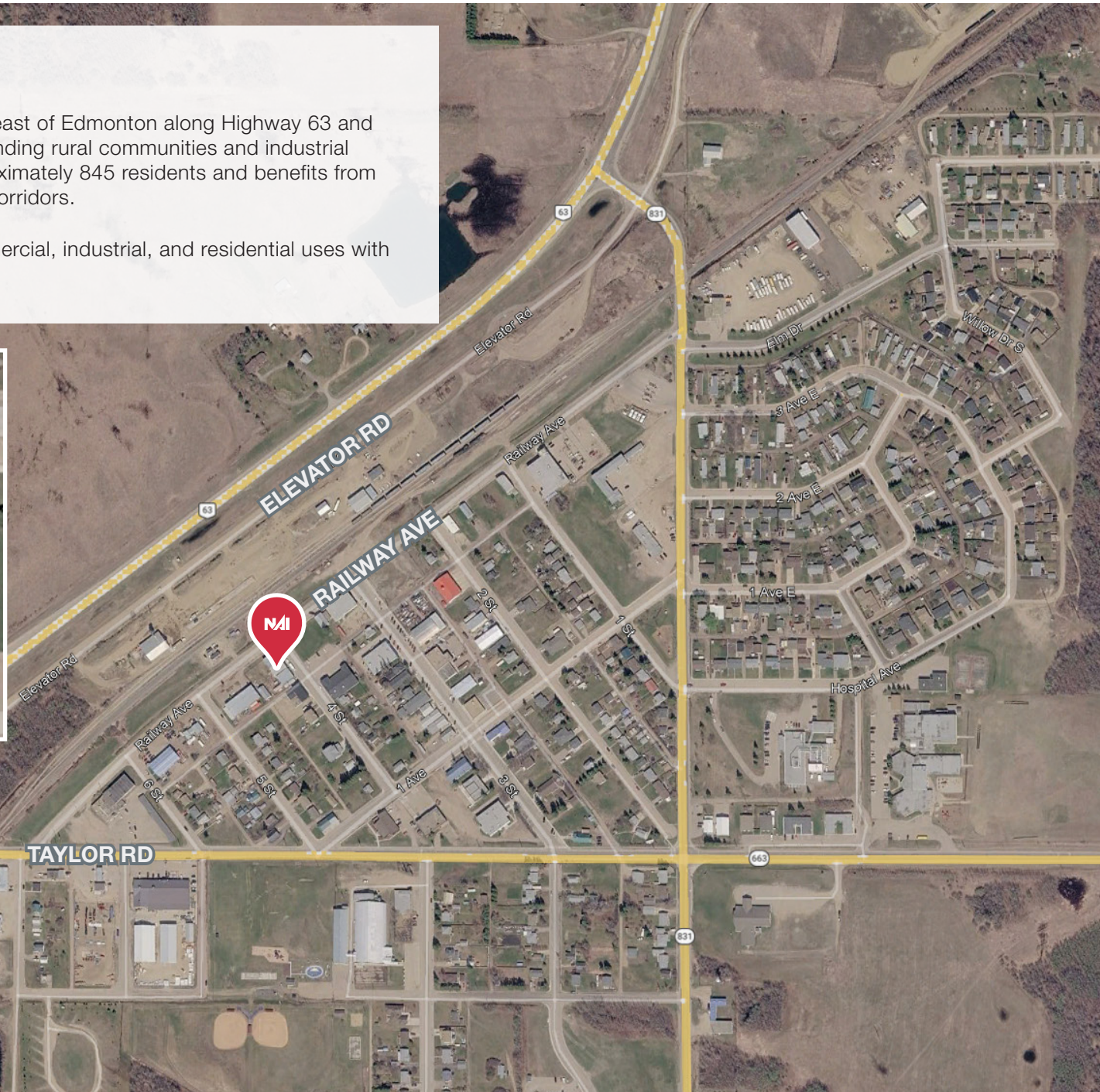
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## BOYLE, ALBERTA

Boyle is located approximately 160 km northeast of Edmonton along Highway 63 and serves as a regional service center for surrounding rural communities and industrial activity. The Village has a population of approximately 845 residents and benefits from exposure to northern Alberta transportation corridors.

The surrounding area includes a mix of commercial, industrial, and residential uses with proximity to Lac La Biche and Athabasca.





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