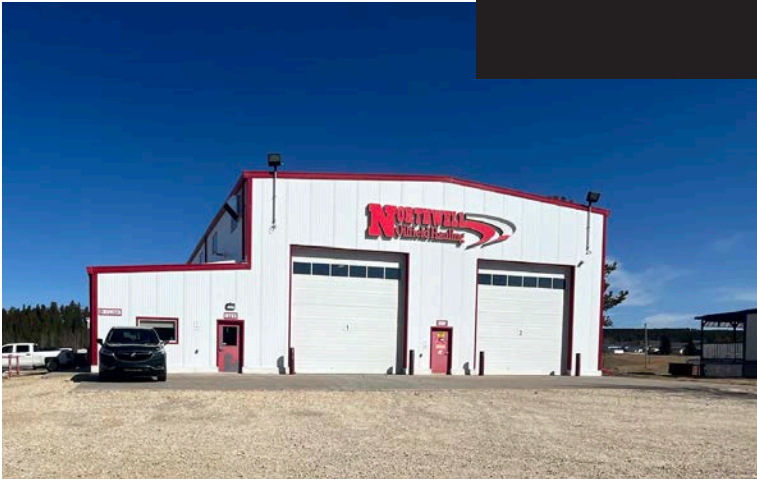


Industrial For Sale



5112 North Avenue

Swan Hills, AB

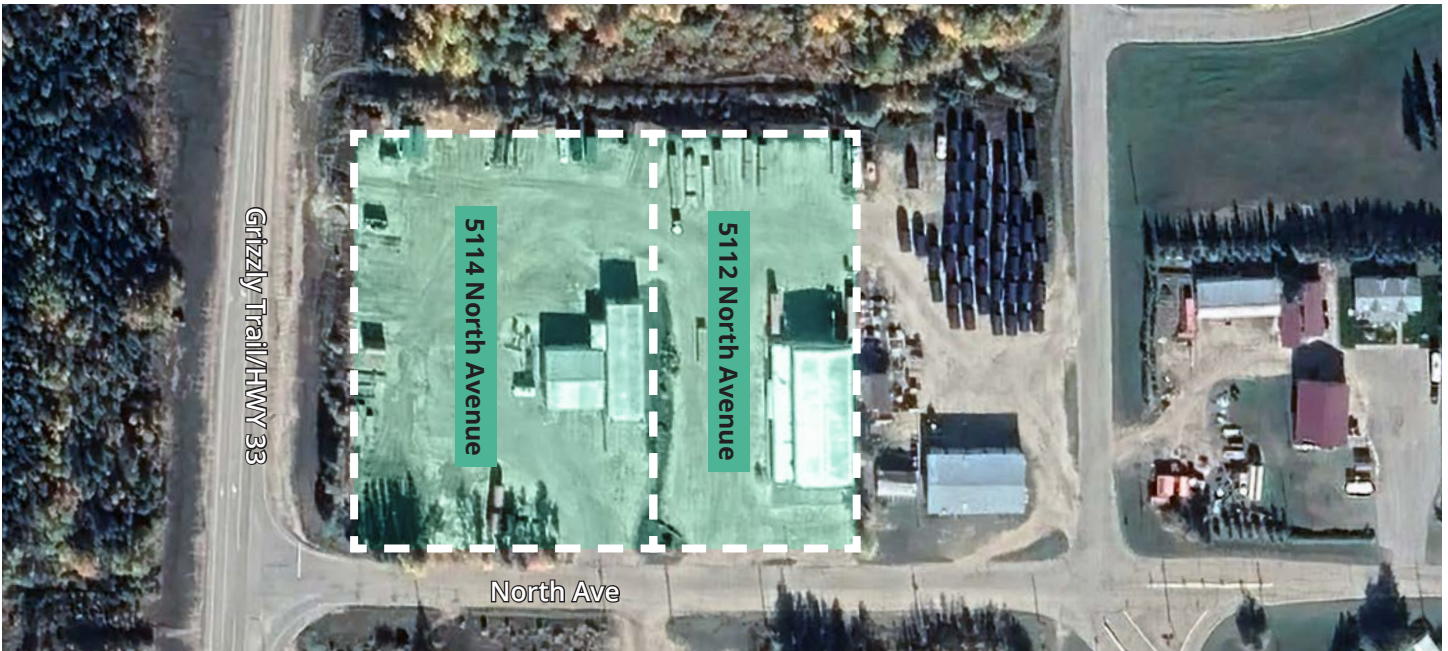
- 11,200 sf shop on 2.07 acres with over head crane, make-up air and oversized drive through doors
- -2,800 SF of well appointed, air conditioned office space with driver's lounge including shower, washer and dryer



5114 North Avenue

Swan Hills, AB

- 8,352 sf shop on 3.65 acres with 120' washbay
- Includes Hotsy pressure washing system



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YOUNG**

5112 North Avenue

Swan Hills, AB

Offering summary

Legal Description:	Plan 209NY; Block 24; Lot 2
Building Size:	Office: 2,800 sf Shop: 8,400 sf Total: 11,200 sf
Site Size:	2.07 acres
Zoning:	CH - Highway Commercial District
Loading:	Grade (4 18'x18')
Ceiling Height:	24'
Power:	225 amp 600 volt (TBC)

Sale Price: **\$1,050,000**

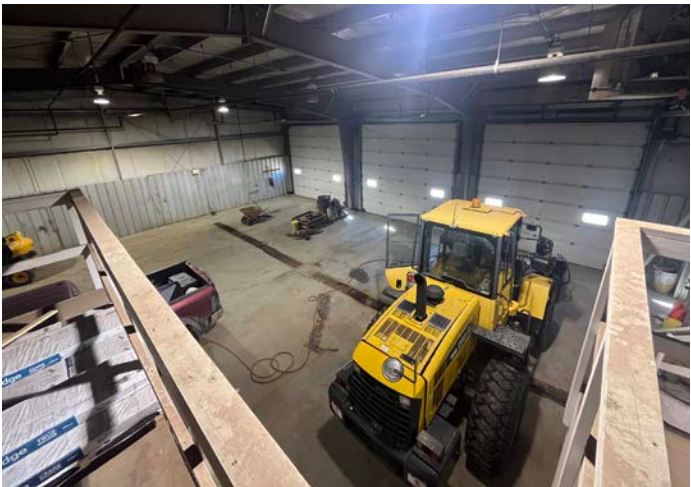
Property details

- Hotsy Pressure washer
- Two-stage compartment sump
- Make-up Air: 13,000 CFM
- Crane: 10 - ton (19 6' hook height)
- Lighting: T5HO
- Heating: radiant tube and in floor
- Air compressor, dryer, and air lines throughout the shop



Offering summary

Legal Description:	Plan 209NY; Block 24; Lot 3
Building Size:	8,352 sf
Site Size:	3.65 acres
Zoning:	CH - Highway Commercial District



5114 North Avenue

Swan Hills, AB

Loading:	Grade (5)
Ceiling Height:	18' 6"
Power:	200 amp 246 volt (TBC)
Sale Price:	\$825,000





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