

# FOR SALE

## GMC SINGLE-TENANT NET LEASE INVESTMENT

8805 - 125 Street Fort Saskatchewan, Alberta



General, Mechanical & Civil  
Contractors Ltd.



35 ACRE  
BEST-IN-CLASS  
MODULE YARD

**DOW**  
ALBERTA  
OPERATIONS



4-WAY  
LIGHTS

CN RAIL

125 STREET

HWY  
15



EXCLUSIVELY LISTED BY

**Darin Luciw**, Associate  
Investment Sales & Leasing  
780 573 0830 [darin@hcrgroup.ca](mailto:darin@hcrgroup.ca)

**Brandon Hughes**, Associate Broker  
Investment Sales & Leasing  
780 966 0699 [brandon@hcrgroup.ca](mailto:brandon@hcrgroup.ca)

**Scott Hughes**, Broker/Owner  
Investment Sales & Leasing  
780 915 7895 [scott@hcrgroup.ca](mailto:scott@hcrgroup.ca)



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# THE OFFERING | GMC SINGLE-TENANT NET LEASE INVESTMENT

## **The Offering:**

This single tenant net lease investment sale comprises a best-in-class  $\pm 35$  acre modular yard leased to General Mechanical & Civil Contractors Ltd. (GMC) with a  $\pm 32,000$  square foot industrial/office building.

## **Leading Energy & Industrial Hub:**

The property is located in Alberta, home to the world's third-largest oil reserves. Alberta exports 4.3 million barrels of oil daily to the U.S. More specifically, the single tenant asset is positioned in Alberta's Industrial Heartland, within the Greater Edmonton Area—Canada's largest hydrocarbon processing region.

## **Proven Tenant:**

GMC, established in 1993, has a track record of stability, backed by long-term relationships in the oil, gas, and petrochemical industry, ensuring consistent and predictable rental income.

## **Location Synergy:**

Dow's Alberta operations border the property, ensuring long-term synergies and critical operational support for the tenant.

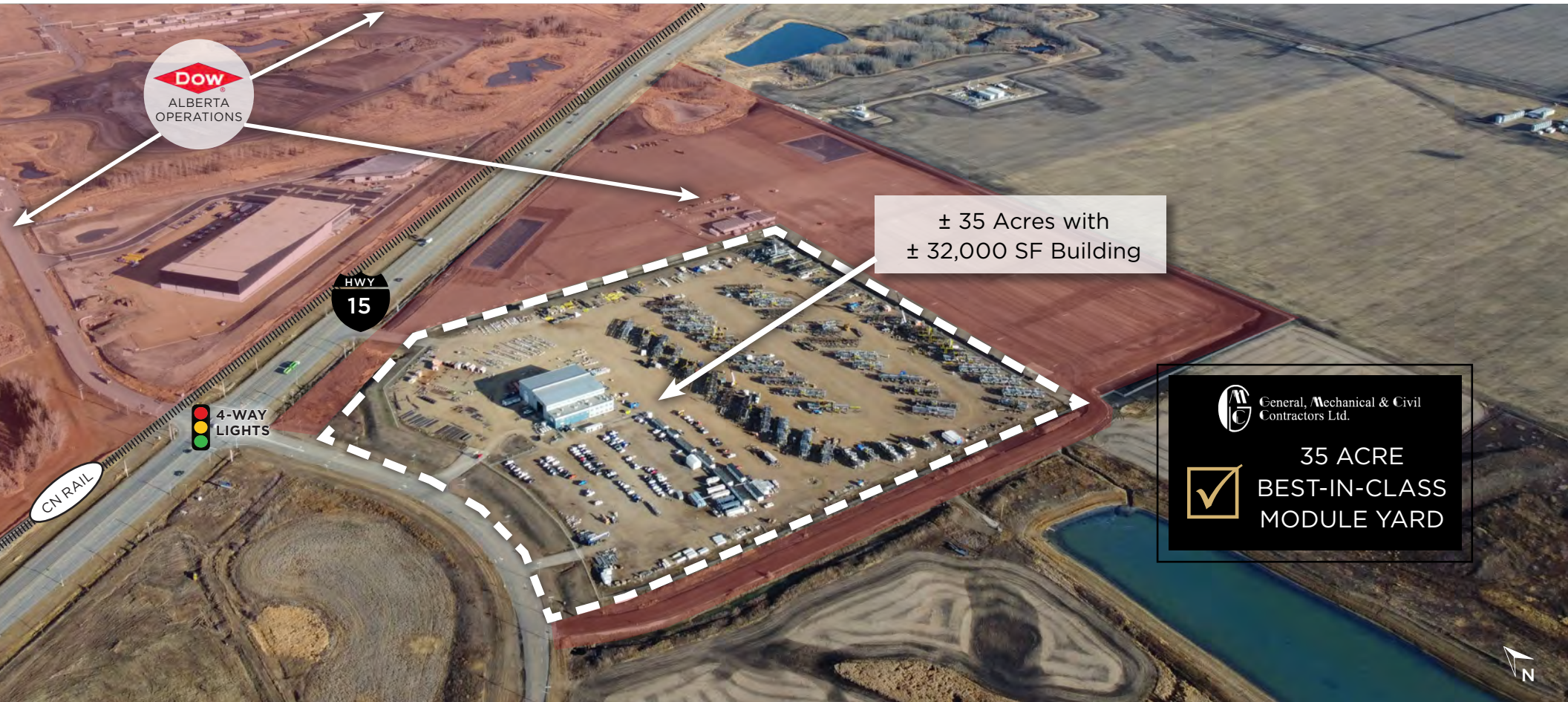
## **High-Quality Improvements:**

The property features best-in-class industrial improvements tailored to GMC's operational needs.





# GMC PREMISES



## YEAR BUILT

2014 / 2015

## SITE SIZE

± 35 Acres | compacted, gravelled & lit

## GROSS BUILDING AREA

± 32,000 SF with ± 11,800 SF of finished office

## ACCESS

3 ingress / egress points with high load capacity onto Highway 15.

## SERVICES

Rural Standard (propane, water & sewage tanks on site)

## MODULAR YARD

Load bearing capacity of ± 10 tons per square meter

## LOADING

(2) 30' x 30' Grade overhead doors  
(2) 20' x 20' Grade overhead doors

## CEILING HEIGHT

35' - 40' clear in shop and warehouse

## CRANES

(2) 5-ton bridge cranes

## HVAC

Office: Forced air  
Warehouse: Radiant Tube

## POWER

2400 amps, 120/208 volts, 3-phase



# THE TENANT

## GENERAL MECHANICAL & CIVIL CONTRACTORS LTD.



GMC Contractors, established in 1993 and based in Edmonton, Alberta, is a general contracting service specializing in the upstream construction needs of Western Canada's oil and gas industry.

Renowned for their expertise, they provide field installation services for oil and gas facilities and work with many of the industry's leading companies.





# THE GALLERY





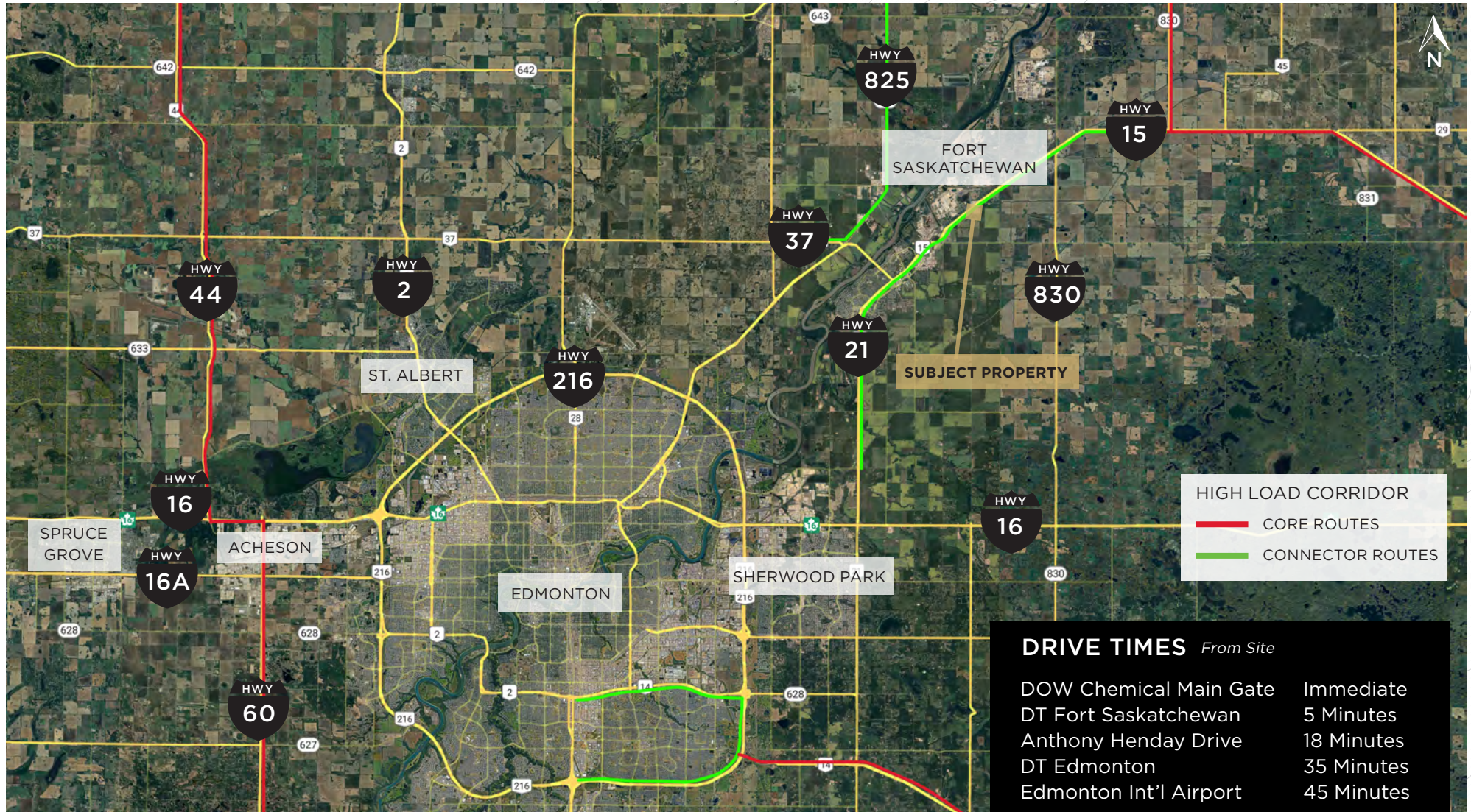
# THE BUSINESSES

Companies Who Chose to do Business in Alberta's Industrial Heartland





# THE LOCATION



- The property is located in Canada's largest hydrocarbon processing region, Alberta's Industrial Heartland, which lies within the Capital Region, Canada's northernmost metropolitan area, home to over 1.5 million people. Investment in Alberta's Industrial Heartland currently exceeds \$50 billion.
- Fort Saskatchewan is approximately 25 kilometers northeast of Edmonton proper. The property benefits from its prime location on one of Alberta's High Load corridors, serving key industrial sectors in Northern Alberta and Fort McMurray.



# HUGHES COMMERCIAL REALTY GROUP

Alberta's Premiere Award-Winning Brokerage - Built on Trust, Driven by Results



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