

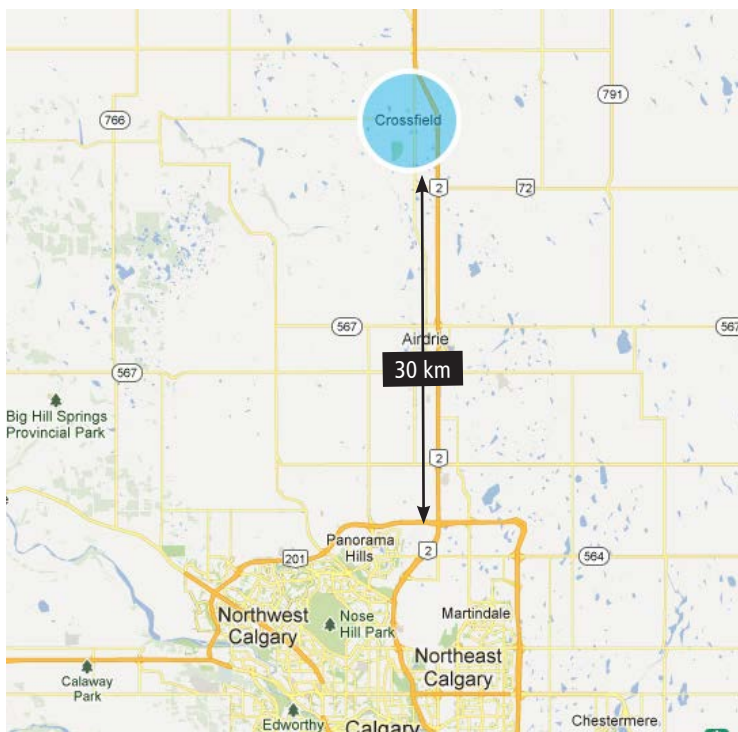
FOR SALE

MANUFACTURING / INDUSTRIAL SPACE

12 Laut Crescent Crossfield, Alberta



PRICE REDUCED TO 15% BELOW APPRAISED VALUE



PROPERTY INFORMATION

TOTAL BUILDING SIZE: 9,375 square feet

SITE SIZE: 1.05 acres

ZONING: M-2 (Medium Industrial)

PURCHASE PRICE: \$1,600,000 (\$170 per square foot)
\$1,360,000 (\$145 per square foot)

LEGAL DESCRIPTION: Plan 0713840, Block 2, Lot 10

AVAILABLE: Immediate

COMMENTS:

- Excellent service/fabrication building
- Two 5 Tonne overhead cranes
- Drive around yard (2 access points)

LOCAL
EXPERTISE
MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:
Casey Stuart • cstuart@barclaystreet.com • c: 403-828-8669
Jon C. Mook • jmook@barclaystreet.com • c: 403-616-5239

117, 4950 106 Avenue SE, Calgary, Alberta T2C 5E9

**BARCLAY
STREET**
REAL ESTATE REALTOR
LOCAL EXPERTISE MATTERS



PROPERTY INFO.

BUILDING INFORMATION

YEAR BUILT:
2008

LOADING:
Four - 16' x 16' drive-in doors

HVAC:
Gas fired unit heaters in warehouse
Air make-up unit and exhaust

CEILING HEIGHT:
18' clear



2 - 5 TONNE
BRIDGE CRANES





The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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