

8,400 sf

Building

0.98 ac

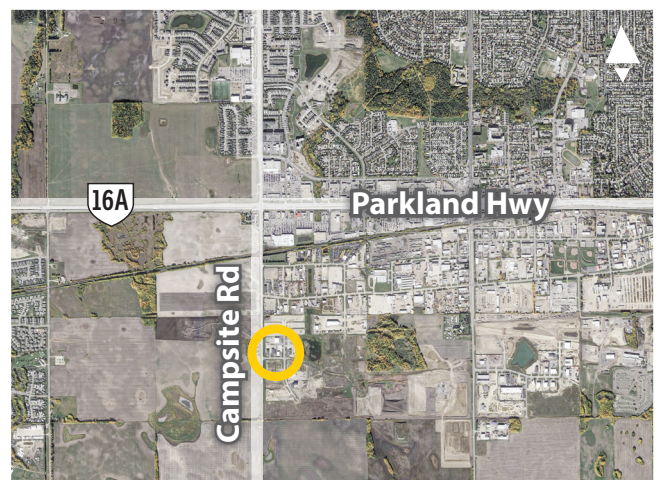
Land



BOOK BUILDING FOR SALE

**130 Saskatchewan Avenue
Spruce Grove, AB**

- » Newer construction.
- » High quality office and warehouse.
- » Corner location, excellent access to Hwy 16A.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Murray McKay, VICE PRESIDENT

C: **780-940-2100**

O: **780-463-3332**

mmckay@barclaystreet.com



LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023



View from Saskatchewan Ave.



View from Manitoba Ct.

PROPERTY INFORMATION

MUNICIPAL ADDRESS:

130 Saskatchewan Avenue, Spruce Grove, AB

LEGAL DESCRIPTION:

Plan 1121654, Block 7, Lot 4

ZONING:

M1 – General Industrial

YEAR BUILT:

2014

SITE AREA:

0.98 ac

BUILDING AREA:

Shop 3,580 sf

Office 2,420 sf (main floor)

2,400 sf (2nd floor)

TOTAL:

8,400 sf

CONSTRUCTION TYPE:

Pre-engineered steel

LOADING:

2 x 16'W x 14'H grade

POWER:

225A, 3Ph, 4W

CEILING HEIGHT:

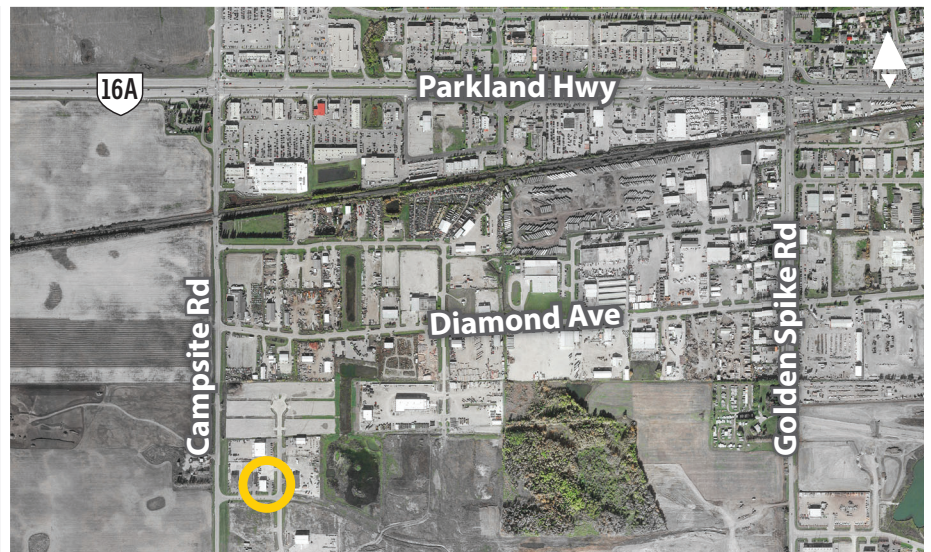
26'

HEATING:

Infrared tube

PARKING:

Surface parking



FINANCIAL INFORMATION

2023 TAXES: \$25,819.83

TENANCY: Vacant

SALE PRICE: \$1,900,000



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LOCAL EXPERTISE MATTERS

