

8,400^{sf}

Building

0.98^{ac}

Land

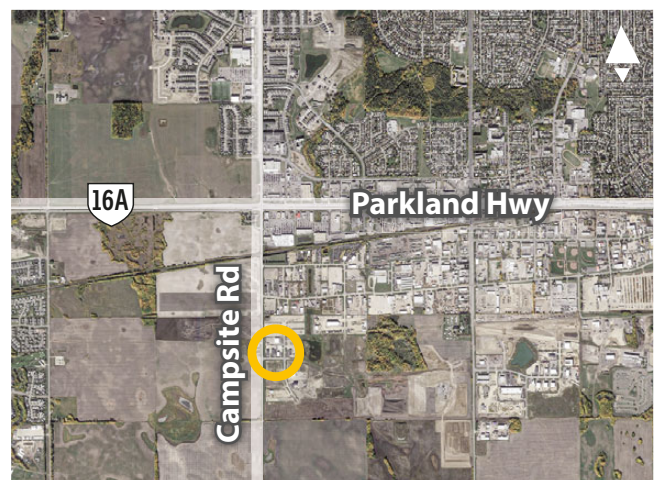
**PRICE
REDUCED**



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

**BARCLAY
STREET**
REAL ESTATE
LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

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:

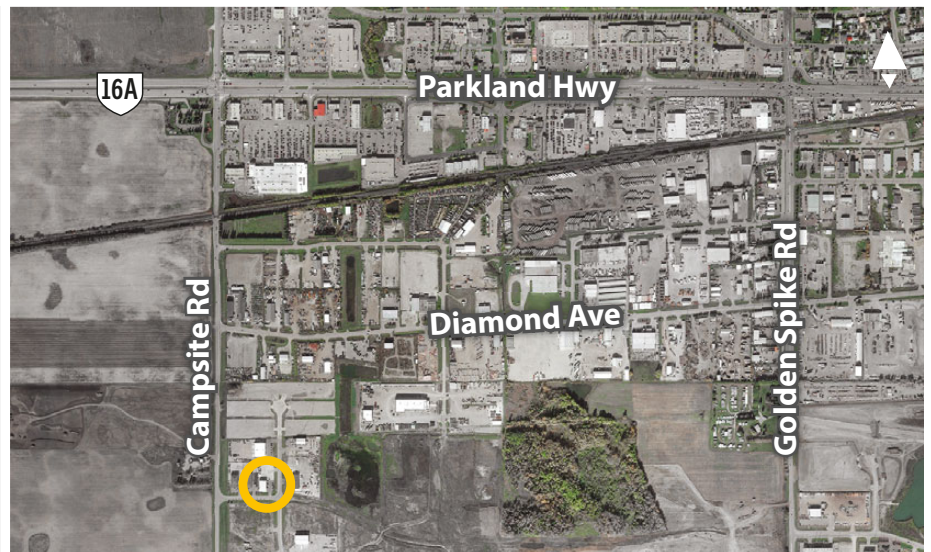
26'

HEATING:

Infrared tube

PARKING:

Surface parking



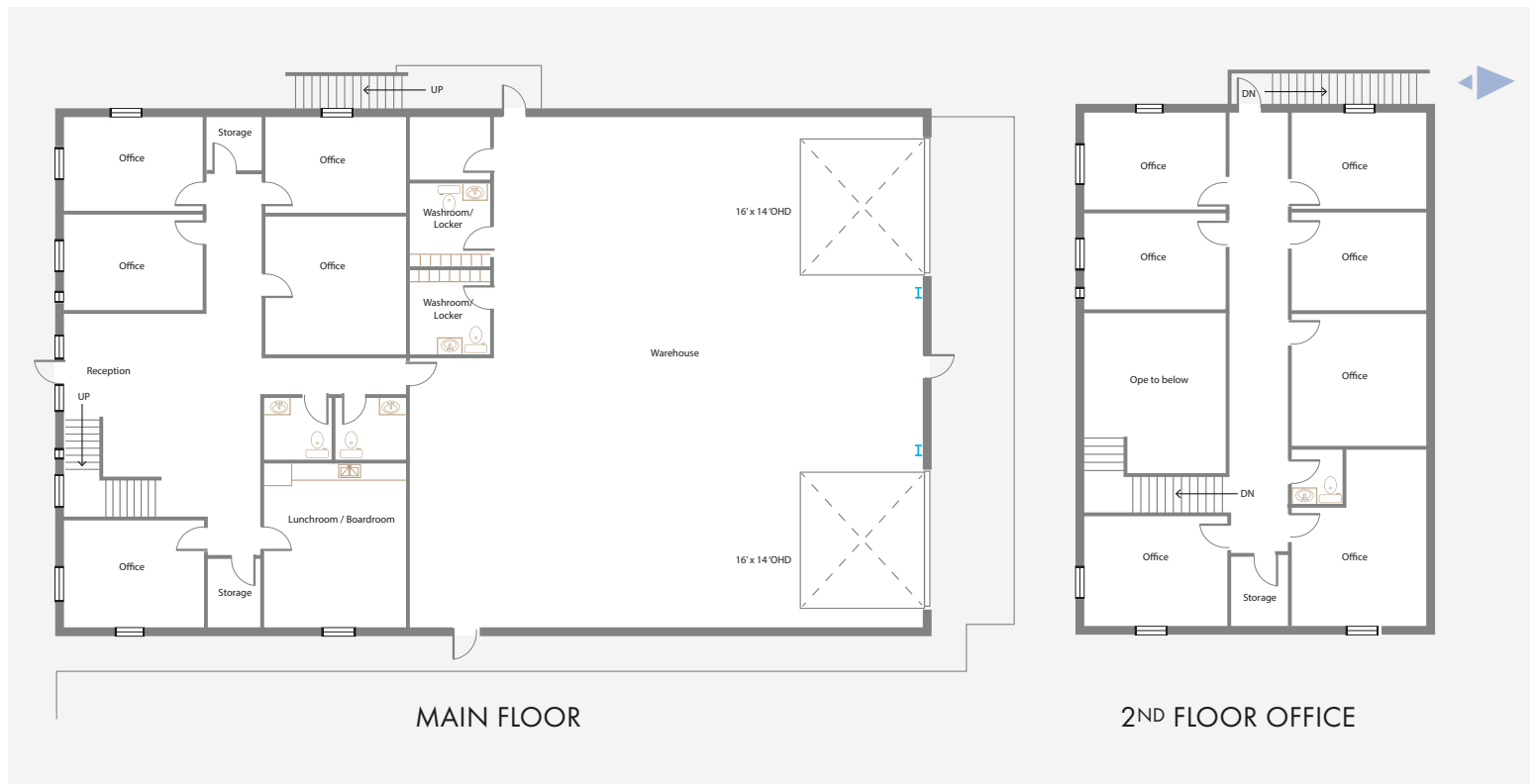
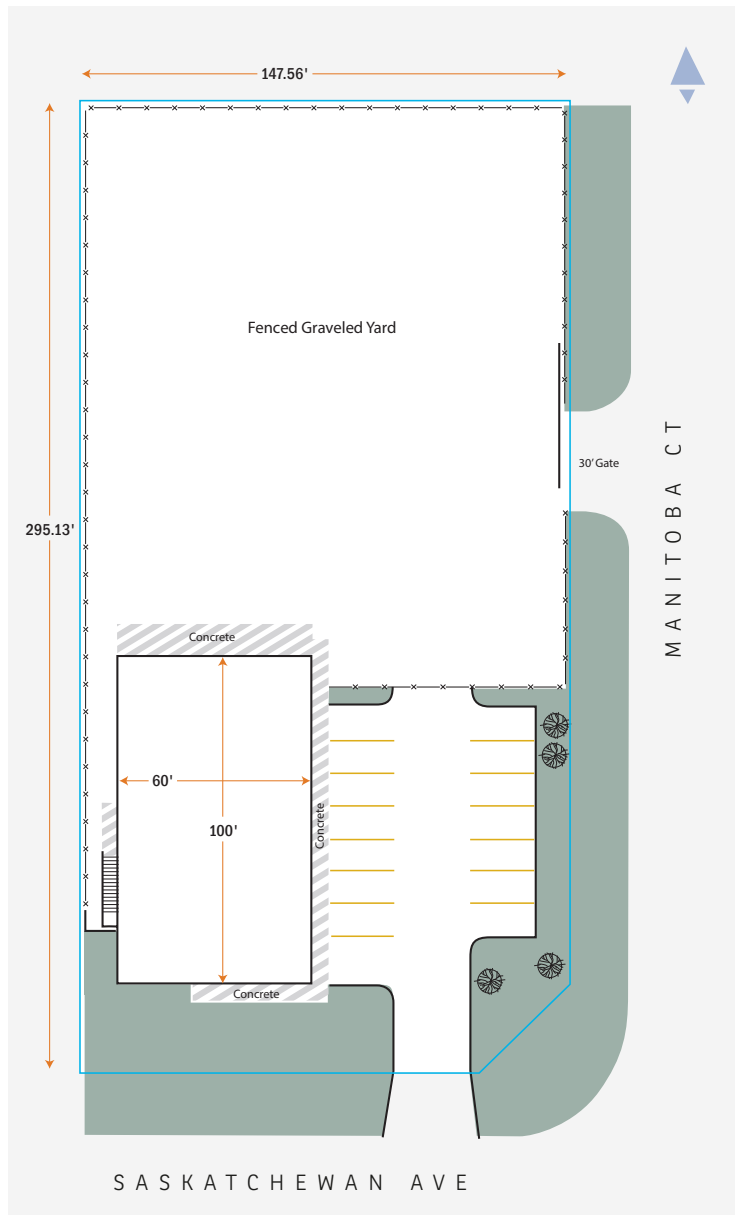
FINANCIAL INFORMATION

2023 TAXES: \$25,819.83

TENANCY: Vacant

SALE PRICE: ~~\$1,900,000~~ \$1,700,000

PRICE REDUCED





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 This offering may be altered or withdrawn at any time without notice.

Copyright © 2024 Barclay Street Real Estate Ltd. All rights reserved.



LOCAL EXPERTISE MATTERS

