



## Edmonton Alberta

\$4,800,000

Leased property. Lease must be assumed. Over 42,000 sq. ft. of improvements on 4.35 acres of fenced IM and, Phase II Environmental Assessment and Real Property Reports on hand, High Ceiling (over 30') building, there are two rolling 30 tonne cranes and seven 1,5 tonne jib cranes. Company is in its seventh decade of continuous operation as a custom truck body manufacturer, The manufacturing company has been sold to Federal Signal, a major conglomerate of companies trading on the the New York Stok Exchange. Current rent is \$306,545.64 which, with operating costs for upgrades done by the landlord, is increased to \$347,639.55/annum (net) plus operating costs. Tenant pays all costs including, but not limited to, taxes, utilities, maintenance, etc. Excellent investment Replacement costs of land and improvement exceed asking price considerably. (id:6769)

Listing Presented By:



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MaxWell Polaris

<http://www.yegcommercial.ca/>



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