



Spruce Grove Alberta

\$1,895,000

This 9,280 +/- sq.ft. 5 bay Condominium Building is fully rented. Built in 1980 this 116' x 80' building features each bay is approximately 1876 sq ft on the main level each with a Mezzane level of approximately 750 sq ft. This well established building is located in Spruce Grove Industrial Park and is set on a corner lot of 1.00 +/- acres. Each Bay has a large 12' overhead door, separate man doors with full power to operate the businesses. Ample Parking. All leases in place have the tenants covering the utilities. This property is easily accessible via Highway 16/16A, Highway 627, and Golden Spike Road allowing a quick commute to Acheson, Edmonton, Nisku and Leduc. Zoned M1 General Industrial. NOI 115,386; Cap Rate of 6.1%. (id:6769)

Listing Presented By:



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Royal LePage Arteam Realty

<http://www.lewisstatesproperties.com/>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca