

11201 97 Street
Wembley, Alberta

MLS # A2174949



\$12 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	23,507 sq.ft.
Zoning:	M1 IND

Heating:	In Floor, Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Fiber Optics
Exterior:	ICFs (Insulated Concrete Forms)	Parking:	-
Water:	Well	Lot Size:	3.21 Acres
Sewer:	Open Discharge	Lot Feat:	-
Inclusions:	office furniture negotiable		

2 shops totaling 23,507 Sq Ft ! The main shop is concrete ICF all the way up on this top of the line Shop and office. Main Shop features 3) 105' pull through bays. 2) Overhead doors are 16' tall and 1) 18' tall all automatic .With the ICF and in floor heat this is a very energy efficient building. The entrance to the office is setup to impress and offers spacious well lit executive offices on both floors boardrooms and lots of storage. There is also a second stand alone heated 40' Wide x 65' Long shop with 16' Overhead door. Base Rent is \$23,507 plus GST and Additional Rent is \$5785.68 plus GST for a Total of \$29,292.68 plus GST. This property is also for sale, see MLS #A2170195 and A2173734. Rent to own may also be considered.