



INDUSTRIAL CONDO UNITS

111 Sturgeon Industrial Park

Sturgeon County, Alberta

Property Highlights:

- Stand alone, clear span condo bays located in Sturgeon Industrial Park
- Good access to Highway 15 and 37 via Highway 825; Major roadway improvements currently taking place on Highway 825
- Building condominiumized into six bays, take 3,000 sq. ft. up to 15,989 sq.ft.
- Situated on 1.14 acres, includes compacted gravel yard space

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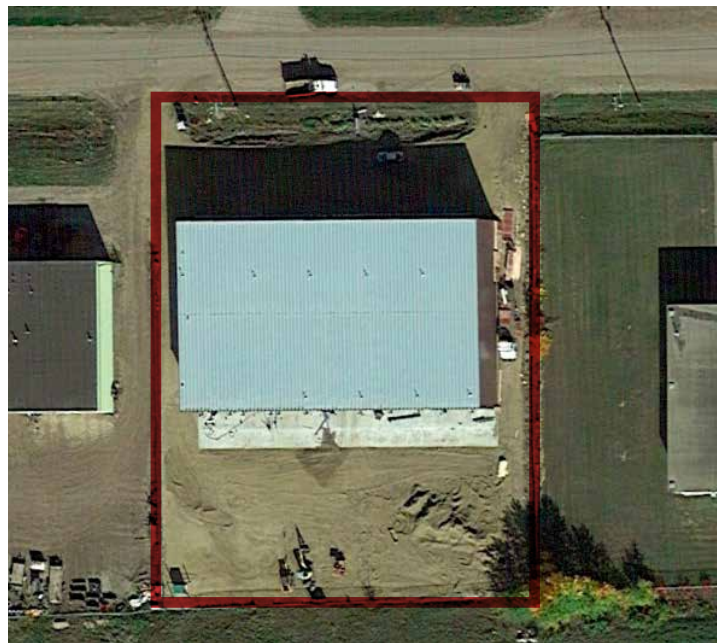
Option #1: \$450,000 (\$150/sq.ft.)

3,000 sq.ft.± + yard space

Option #2: \$600,000 (\$150/sq.ft.)

4,000 sq.ft.± + yard space

Option #3: Take up to 15,989 sq.ft.±



For Sale
Sturgeon County
Industrial Condos



111 Sturgeon Industrial Park, Sturgeon County AB



Additional Information:

AVAILABLE SIZES	Option #1 - 3,000 sq.ft.± Option #2 - 4,000 sq.ft.± Option #3 - 15,989 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 1523612, Units 1-5
ZONING	IM - Medium Industrial
CEILING HEIGHT	23' clear
POWER	200 amp, 600/120 volt per bay (TBC by purchaser)
YEAR BUILT	2016
LOADING	14' x 16' grade doors
PRICE	Option #1: \$450,000 Option #2: \$600,000 Option #3: \$2,398,350
NOTES	<ul style="list-style-type: none">• 8" concrete floors• Potential to build out mezzanine

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