

FOR LEASE

# 4703 54 AVENUE

Bonnyville, Alberta



**6,400 SF INDUSTRIAL SERVICE SHOP FOR LEASE**



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# PROPERTY HIGHLIGHTS

- ± 25,000 Sf (0.57 Acres) fenced and graveled yard
- Reception, 3 private offices, 3 washrooms, and kitchenette
- Bonus 1,200 SF storage mezzanine

# OVERVIEW

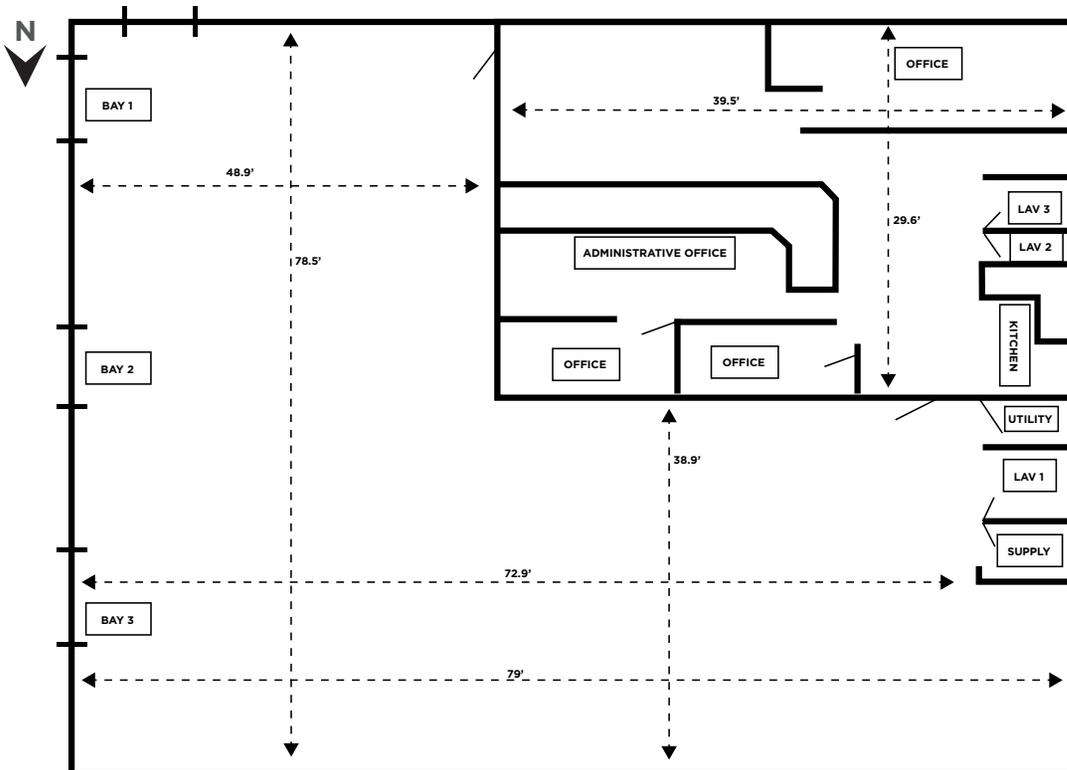


# PROPERTY DETAILS

MUNICIPAL ADDRESS	4703 54 Avenue, Bonnyville, Alberta, Unit 101
YEAR BUILT	2012
SITE SIZE	± 25,000 SF (0.57 Acres)
LEASABLE AREA	± 1,200 SF - MAIN FLOOR OFFICE ± 1,200 SF - BONUS MEZZANINE (not included in gross) ± 5,200 SF - WAREHOUSE  ± 6,400 SF TOTAL
POWER	200A, 120/480V 3 Phase (to be verified by tenant)
LOADING DOOR	(3) 14'x16' (1) 12'x14' Automatic Grade
HEATING	Forced Air & AC in Offices - Radiant in Shop
CLEAR HEIGHT	18' (bottom of eave) to 20' (top of eave)
DRAINAGE	(3) Trench Drains & (3) Sumps
LEASE RATE	\$11.00 Per SF
OP. COSTS	\$2.25 Per SF (TBC)
AVAILABILITY	Immediately



\*Sample Floor Plan. Not drawn to scale - measurements are approximate.



# KEEP IN TOUCH



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