

Industrial Owner/User Building Sale

Zone 1
Property Number 29121

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Property Type: Warehouse



Address

5630 92 St

Subdivision: Coronet Industrial

Legal Description: 14A/5/5906RS

Zoning Class: IB
Site Area: 0.42 Acres
Building Area: 10,144 Sq Ft
Site Coverage Ratio: 55%
Sale Price: \$1,500,000
Unit Value: 147.87 Sq Ft
Sale Date: Apr 30, 2015
Transfer Number: 152128238
Year Built: 1978
Linc #: 0027685529

Sale Terms

\$20,000 cash to \$1,480,000 to Business Development Bank of Canada

Assessments

Total \$1,450,500 Year 2015

Vendor

1612375 Alberta Ltd
Shareholder:
Tam Tran
16006 - 48 St., Edmonton, AB T5Y 0L3

Purchaser

Arbeau Holdings Ltd
Shareholder:
Mark Arbeau
8408 - 10 Ave., Edmonton, AB T6K 1X1

Improvements Description

Concrete block/steel frame construction. Demised into 500 sf of main floor office & 9,644 sf of whse. 600 amp/480 volt power. 21' - 24' clear ceiling hts. 2 - 5 ton & 2 - 2 ton cranes. 500 sf mezz office (not incl in gross). Three 12' X 14' OH grade loading doors.

Site Improvements

Fully fenced & paved yard. Exterior OH crane with craneway.

Comments

Warehouse addition completed in 2003. Previously sold Aug./11 for \$1,170,000.

Prepared by The Network on Oct 22, 2015. Visit <http://www.gettelnetwork.com> for more info.

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