

# OFFICE/WAREHOUSE



## PROPERTY INFO



**Zoning** I-1: Light Industrial



#### **Lot Size** 31,654 sq. ft.



Land Flat Site

# HIGHLIGHTS

• The Town of Sundre has a population of 2,729 people and a trade area of 8,000. The summertime population of Sundre is 12,000 people with all of the beautiful seasonal and short term camping in the immediate area.

816 - 5 AVENUE SW SUNDRE, ALBERTA

- Sundre is a centre hub of activity being only 93 km from Calgary and 95 km from Red Deer. Sundre is very supportive of business development and has a 0% industrial vacancy rate, this building notwithstanding.
- With all amenities and services, access to nature, and an abundance of recreation, Sundre offers a super quality of living.

### PROPERTY DESCRIPTION

Price:	\$3,500,000
Lot Size:	31,654 sq. ft.
Building Size:	Main Office: 3,212 sq. ft. Second Floor: 3,208 sq. ft. Warehouse: 3,196 sq. ft. Total: 9,616 sq. ft.
Parking:	22 stalls includes 2 handicap
Power:	300 Amp - can have up to 5 MW in future if required

HEAD OFFICE Suite 300, 1324 – 11 Avenue SW Calgary, Alberta T3C 0M6 Toll Free 1.800.750.6766 AvenueCommercial.com

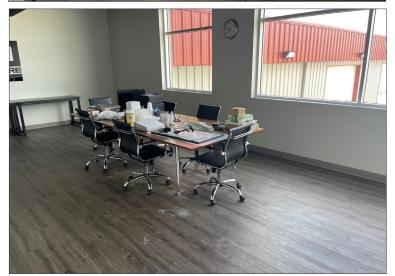


# PHOTOS

#### 816 5 Avenue SW, Sundre, Alberta









 HEAD OFFICE

 Suite 300, 1324 – 11 Avenue SW

 Calgary, Alberta T3C 0M6

 Main
 403.802.6766

 Toll Free
 800.750.6766

AvenueCommercial.com



ton er REIC/ICI



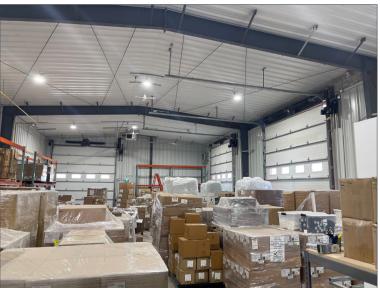




# PHOTOS

#### 816 5 Avenue SW, Sundre, Alberta

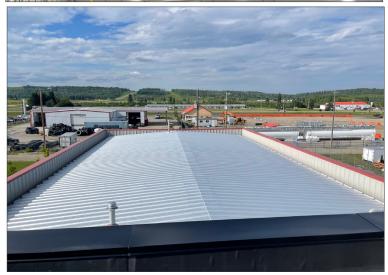














 HEAD OFFICE

 Suite 300, 1324 - 11 Avenue SW

 Calgary, Alberta T3C 0M6

 Main
 403.802.6766

 Toll Free
 800.750.6766

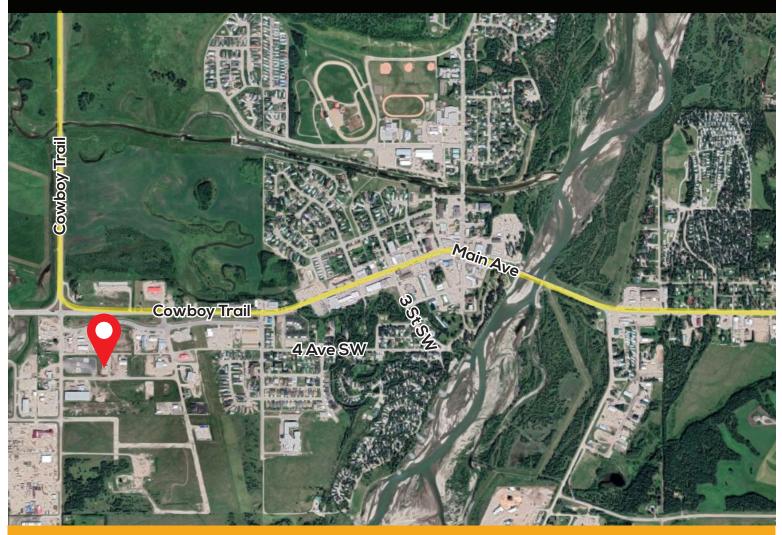
AvenueCommercial.com





Edmonto

### LOCATION



# **CHOOSE YOUR AVENUE**

Commercial / Residential / Financing / Property Management / Investments

#### Lila Miller Associate

403.667.5732

Imiller@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.



 HEAD OFFICE

 Suite 300, 1324 – 11 Avenue SW

 Calgary, Alberta T3C 0M6

 Main
 403.802.6766

 Toll Free
 800.750.6766

AvenueCommercial.com



