

For Sale



# OFFICE/WAREHOUSE

816 - 5 AVENUE SW  
SUNDRE, ALBERTA



## 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.
- 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

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

## PROPERTY INFO



**Zoning**  
I-1: Light Industrial



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



**Land**  
Flat Site

**HEAD OFFICE**  
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# LOCATION

816 5 Avenue SW, Sundre, Alberta



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