



For Sale / Lease

Calmar building

49506 RR 264 | Calmar, AB

- Highway 39 frontage on feeder route into Calmar and Leduc
- Office area includes 6 offices, 2 bathrooms, a boardroom and lunchroom
- Low site coverage property with functional shop bays and cold storage
- Formerly a crop inputs distribution centre, and a bulk transport and trucking centre

For more information contact:

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Vice President, SIOR

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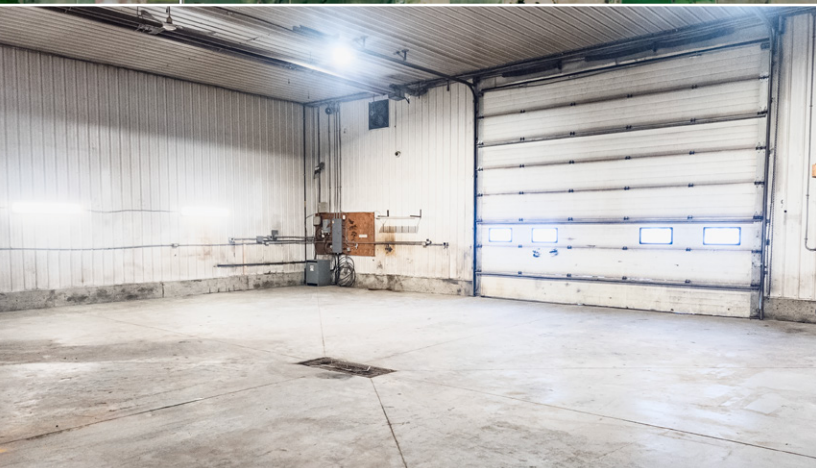
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Property Details

Municipal Address	49506 RR 264, Calmar, AB
Zoning	IAR - Industrial/Agricultural Resource District
Building Area	Office Building: ±1,650 SF Shop Building: ±5,200 SF work bays ±3,800 SF cold storage Total: ±12,918 SF
Quonset	2,016 SF (28' x 72')
Site size	3.66 Acres
Construction	Wood frame
Services	Propane, water cistern, septic tank
Heating	Radiant tube

Power	Two services: 200 amp single phase 200 amp three phase
Loading	Grade loading
Yard	Fully fenced
Lease Rate	\$11,500.00 per month (Net)
Additional Rent	TBC
Sale Price	\$1,750,000.00
Property Taxes (2024)	\$6,047.61
Occupancy	Immediately



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