

**AVISON  
YOUNG**

**49** **DIAMOND AVENUE**  
SPRUCE GROVE, AB



**FOR SALE & LEASE**

## **7,500 SF OF OFFICE/SHOP AVAILABLE**



4,500 sf shop offers heavy power and two 5-ton cranes, air makeup unit, and grade level overhead doors



The site is 1.50 acres of improved gravel yard



8' x 40' sea can included

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## OFFERING SUMMARY

Legal Description:	Plan 7722050 Block 2, Lot 13
Building Size:	3,000 sf Office 4,500 sf Shop 7,500 sf Total
-	Office space consists of six offices, lunchroom, washrooms, boardroom and reception area
Site Size:	1.50 Acres
Zoning:	M1 - General Industrial
Grade Loading:	Two - 12' x 14' One - 22' x 14' Two - 12' x 16' One - 14' x 16'
Ceiling Height:	18'
Lighting:	T5
Fiber Optics:	Yes
Crane:	Two - 5 Ton
Power:	600 Volt, 100 Amp & 480 Volt, 80 Amp
Sumps:	2-stage with floor drain throughout
Op Costs:	\$4.72 psf
Lease Rate:	\$15.00 psf
Sale Price:	\$2,129,000

## PROPERTY HIGHLIGHTS

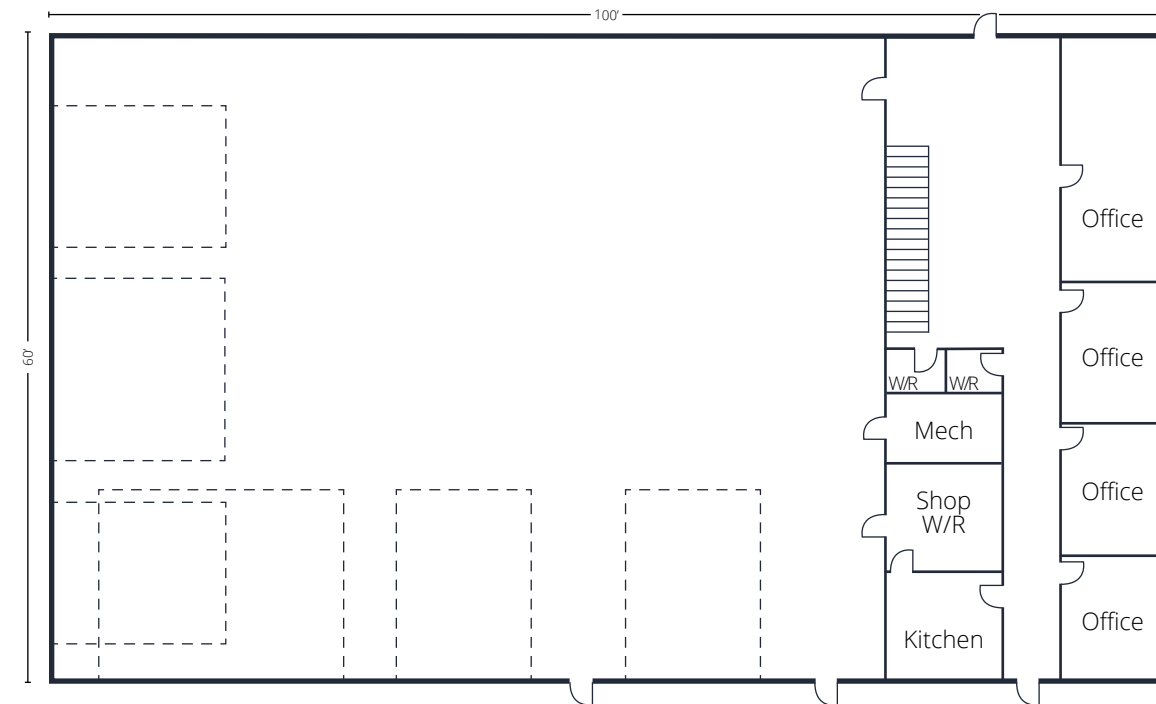
-  Two access points into yard
-  Parking in front of building
-  Fully fenced yard
-  Exposure onto Diamond Ave
-  Yard improvements include gravel expansion and catch basins



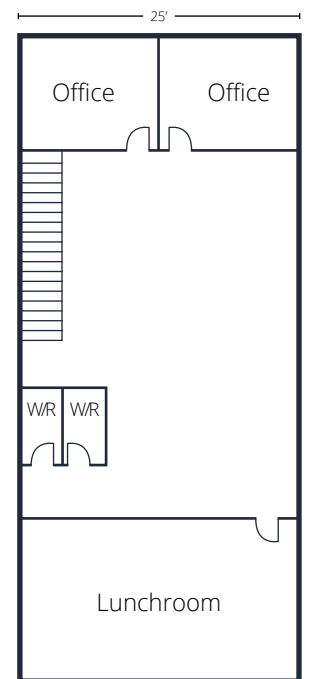
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### MAIN FLOOR



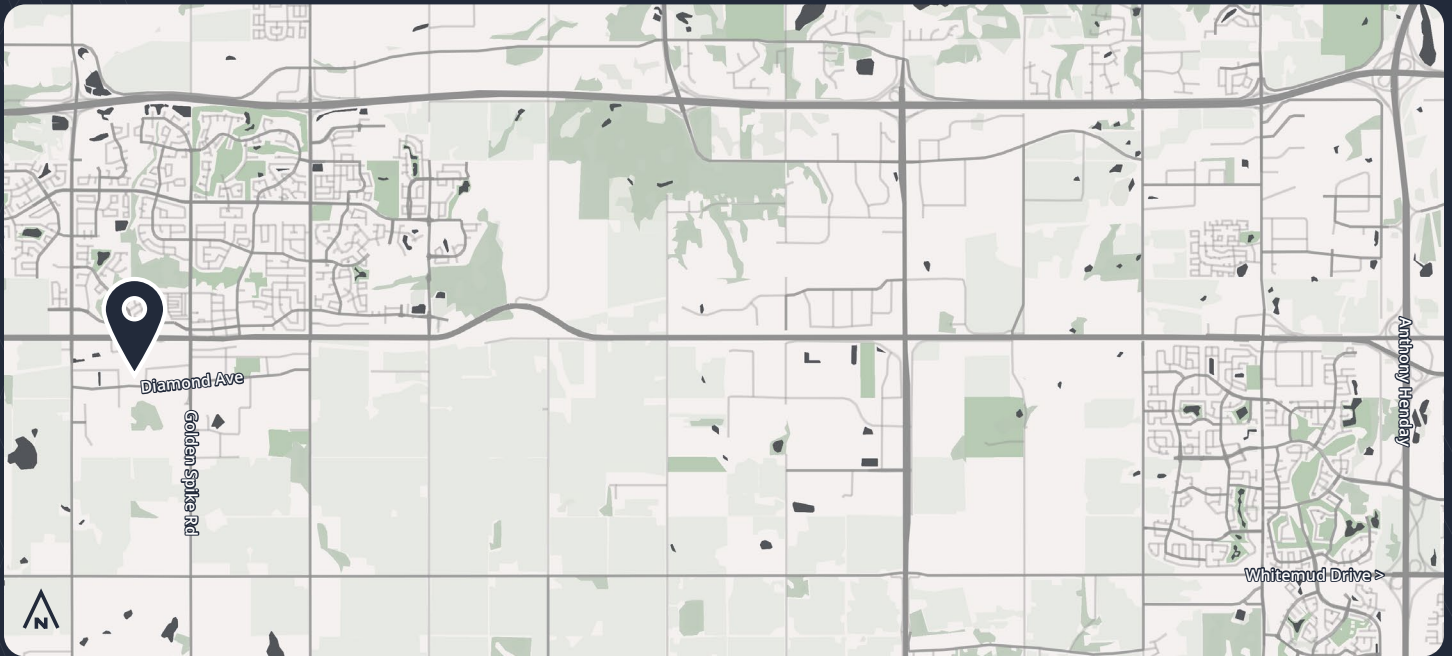
### SECOND FLOOR



# FOR SALE & LEASE

Close proximity to Golden Spike Road  
with easy access to Highway 16A,  
Anthony Henday and Whitemud Drive

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