

FOR SALE / LEASE

4828 - 46 AVENUE
MILLET, AB



3,600 SF WAREHOUSE ON 0.44 ACRES

David St. Cyr
Principal
+1 780 964 4601
david.stcyr@avisonyoung.com

Danny Lorincz
Associate, Brokerage Services
+1 780 618 6909
danny.lorincz@avisonyoung.com

**AVISON
YOUNG**

OFFERING SUMMARY

Legal Description:	Plan: 8021599 Block:16, Lot: 5
Municipal Address:	4828 - 26 Avenue Millet, AB
Site Size:	0.44 Acres
Building Size:	3,600 SF
Zoning:	M (Industrial District Regulations)
Loading:	4 Grade (14'x10')
Ceiling Height:	15'
Power:	200A, 240V, Single Phase, 3 Wire (TBC)
Lighting:	LED
Rental Rate:	\$4,000 per month (net)
Property Taxes:	TBC
Sale Price:	\$650,000



David St. Cyr
Principal
+1 780 964 4601
david.stcy@avisonyoung.com

Danny Lorincz
Associate, Brokerage Services
+1 780 618 6909
danny.lorincz@avisonyoung.com

**AVISON
YOUNG**