

**AVISON
YOUNG**



FOR SALE OR SUBLEASE

5630/34 | **56 STREET**
DRAYTON VALLEY, AB

Partnership. Performance.

Freestanding Drive-Through Service Shop

- 28,010 square foot drive through service shop on 4.11 acres (14% site coverage)
- Trench sumps throughout
- Drive through wash bay (16' x 16')
- 6,000 square feet of showcase office with high end finishes
- Drive around site access



Avison Young Industrial Team
780.428.7850
edmonton.industrial@avisonyoung.com



Office



Shop



Wash Bay

| | |
|-------------------|--|
| MUNICIPAL ADDRESS | 5630/34 - 56 Street Drayton Valley, AB |
| LEGAL | Plan 0624280, Block 112, Lot 7 Plan 0624280, Block 112, Lot 8 |
| ZONING | C2 - General Commercial District |
| BUILDING SIZE | 3,110 sf main floor office 2,900 sf second floor office 1,600 sf shop office/mechanical room 20,400 sf warehouse 28,010 sf total |
| SITE SIZE | 4.11 acres |
| LOADING | Grade (12) - 16' x 16' |
| CEILING HEIGHT | 22' |
| POWER | 400 amp, 347/600 volt |
| YEAR BUILT | 2008 |
| ASKING PRICE | \$5,400,000 (\$192 psf) |
| SUBLEASE RATE | \$18.00 psf |
| TAXES | \$60,843.62 (2016) (\$2.17 psf) |

