

# BUSINESS FOR SALE

**STORAGE BUSINESS**  
2.5 & 8.59 Acres Industrial Land



## 2 LOCATIONS

Wheatland County, AB & Calgary, AB

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Independently Owned & Operated

# BUSINESS OVERVIEW

**\$2,999,900.00**

## Property Features

- Storage Business For Sale With Two Locations, One In Wheatland County And One In SE Calgary
- Site 1 Is Just Off Highway 1 In Wheatland County
- It Is Close To Lyalta, Origin Business Park And Soon The De Havilland Field
- This Fully Fenced 8.59 Acres (Two Lots) Is Owned By The Business And Includes Over 450 Storage Spaces
- The Parking Surface Is Grass
- Present Customers Include RV And Vehicle Storage, Personal Storage And Inside Vehicle Storage
- A Steel Quonset (45'X120'), Mowing Equipment, And 4 Seacans Are Included
- There Are Currently 350 Spots Rented
- The Lots, Designated As Industrial, Could Be Converted To "Permitted Use Or Discretionary Use" By Wheatland County
- All Development Costs (Off Site Levy, Stormwater, Etc) Have Been Paid
- Site 2 Is In SE Calgary
- This Fully Fenced 2.5 Acres Is Leased By The Business For \$4450 Per Month And Has 180 Storage Spaces (RV And Vehicle Storage, Personal Storage)
- The Present Lease Runs To May 2026
- The Parking Surface Is Crushed Asphalt
- Included At Site 2 Are 25 Seacans, 27 Storage Pods, 5 Wooden Sheds, A 12x60 ATCO Trailer (Office, Personal Storage) And 14 Pup Trailers
- There Are Currently 174 Spots Rented With Year Round Access
- The Lot Is Designated As Industrial By The City Of Calgary
- All Development Costs/Permits Have Been Paid/Are Up To Date

# BUSINESS PHOTOS

## Wheatland Storage Yard



# BUSINESS PHOTOS

## Calgary Storage Yard

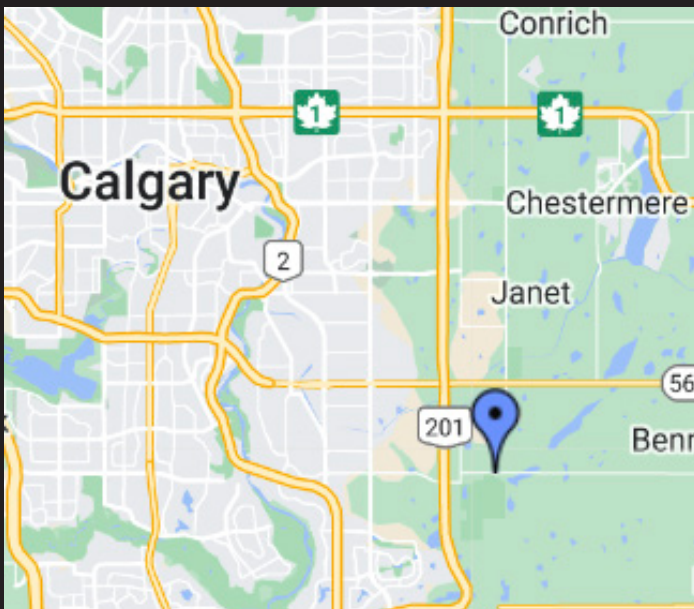


# LOCATION MAP

## Wheatland Storage Yard



## Calgary Storage Yard



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