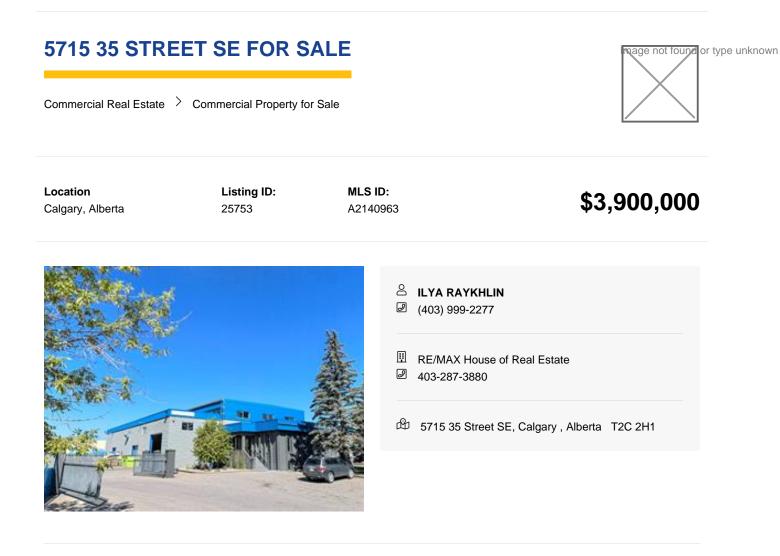


Generated: Nov 21, 2024, 11:21:15

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| <b>Transaction Type</b>  | <b>Title</b>                  | Days On Market         |
|--|-------------------------------|------------------------|
| For Sale   | Fee Simple                    | 77                     |
| <b>Zoning</b>  | <b>Subdivision</b>            | <b>Year Built</b>      |
| I-G  | Foothills                     | 1980                   |
| Structure Type   | Property Type                 | Property Sub Type      |
| Industrial   | Commercial                    | Industrial             |
| <b>Legal Plan</b>  | Building Area (Sq. Ft.)       | Building Area (Sq. M.) |
| 7810281  | 14248.00                      | 1323.67                |
| Lot Size (Sq. Ft.)   | Lot Size (Acres)              | Inclusions             |
| 59241  | 1.36                          | Negotiable             |
| <b>Restrictions</b><br>Airspace Restriction,Utility Right Of Way | <b>Reports</b><br>Call Lister |                        |

INVESTOR ALERT! — This recently renovated and upgraded investment property has been leased by a large multinational tenant with an excellent covenant. Their initial lease term expires in 2028 and they have three options to extend for up to another 15 years. The current cap rate is approximately 5% with upside as the net rent increases annually. — Location: Foothills Industrial / Year Built: 1980 / Available: Immediately / Site Size: ~ 1.36 acres / Building Area: ~ 14,248 square feet / Zoning: I-G (Industrial General) / Loading: 3 – 14' x 14' drive-in doors, 2 – 10' x 10' drive-in doors, 1 – 12' x 12' drive-in doors / Ceiling Height: ~ 20' to 26' in shop / Power: 400 amps @ 600 volts (TBV) / 2024 Property Taxes: \$60,478.56 / 2024 Assessed Value: \$2,750,000 / Notes: Expertly built and recently renovated and upgraded, this building features: ~ 11,266 square feet of shop space, ~ 2,982 square feet of office space over two floors, Partly paved and fenced yard space, Make-up air system in shop, Multiple large overhead cranes, Curtained wash bay with pressure washer, Air-conditioned offices on both floors, Numerous nearby amenities, Area serviced by public transit — DISCLOSURE: Tenant has the right of first refusal to purchase the property.

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