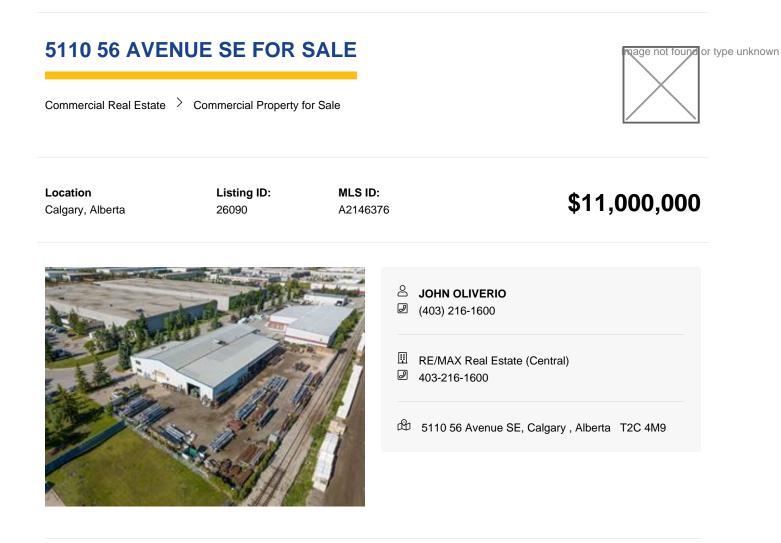


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Transaction Type	Days On Market	<b>Zoning</b>
For Sale	49	I-G
Subdivision	Building Type	<b>Year Built</b>
Foothills	Manufacturing,See Remarks,Warehouse	1998
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
<b>Legal Plan</b>	Building Area (Sq. Ft.)	Building Area (Sq. M.)
8010178	252284.53	23437.80
<b>Lot Size (Sq. Ft.)</b>	Lot Size (Acres)	<b>Cooling</b>
70568	1.62	Central Air
<b>Heating</b> Natural Gas	Inclusions all attached equipment including 2 x 10 tonne cranes and 2 x 5 tonne cranes	Restrictions None Known

Aerial Photos, Annual Property Operating Data, Building Location Certificate, Compliance Certificate, Financial Statements, Land Survey

Reports

An extraordinary and rare opportunity awaits with this prime real estate offering. Spanning 1.62 acres of I-G zoned land, it features immediate access to major road ways and to the RAILWAY system directly behind the fence line. The building boasts main and upper office spaces, reception areas, meeting rooms, and kitchens. The yard and warehouse are exceptionally well-equipped, featuring two newer 5-tonne cranes and two newer 10-tonne cranes. This established and profitable company has a 30+ year track record in manufacturing light standards, pole-line hardware, and site-specific structures for the roadway, energy, land development, and agricultural markets. Built on strong relationships and a commitment to quality, the company operates a well-equipped fabrication facility that fosters continual technological innovation. All products are CSA-certified, and the facility is governed by CWB standards, underscoring the company's dedication to quality and safety.

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