

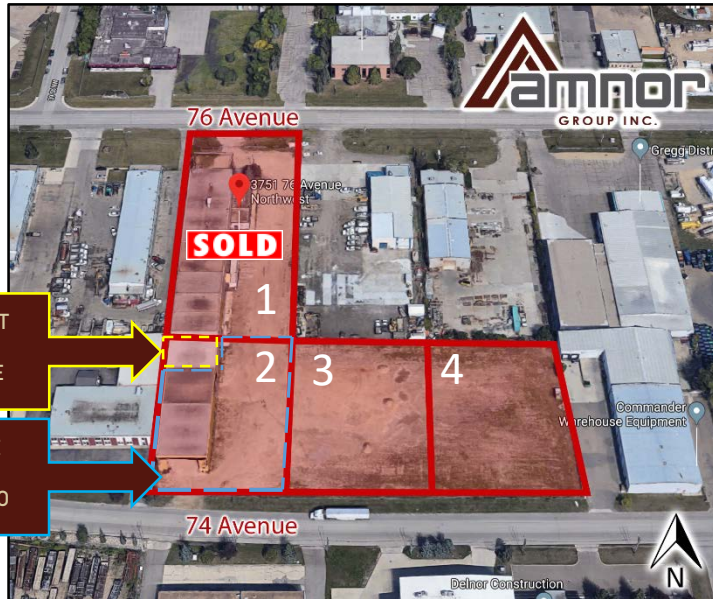
AMNOR QUALITY INC

3804 - 74 Avenue,
Edmonton, AB

FOR SALE

9,100SF WAREHOUSE
ON 1 ACRE AND
TWO 1 ACRE PARCELS

PARCEL OPPORTUNITIES



ONE TENANT
ON 5 YR
NNN LEASE

AVAILABLE
SPACE IN
PARCEL TWO

PARCEL	ADDRESS	SIZE (ACRES)	BUILDING AREA (SF)	LEGAL DESCRIPTION
1	3751 - 76 Ave	1.54	22,945	P: 8020250 B: 6 L: 6A
2	3751 - 76 Ave	0.99	13,715	P: 7821234 B: 6 L: 16
3	3804 - 74 Ave	1.10	GRAVELLED YRD	P: 7821234 B: 6 L: 15
4	3804 - 74 Ave	1.07	GRAVELLED YRD	P: 7821234 B: 6 L: 14

PROPERTY HIGHLIGHTS

- ✓ MEDIUM INDUSTRIAL (IM) ZONE
- ✓ IMMEDIATE POSSESSION
- ✓ GRAVELLED YARD
- ✓ PARCELS 2/3/4 HAVE 74 AVE ACCESS
- ✓ QUICK ACCESS TO 34ST, 50ST, SHERWOOD PK FRWAY
- ✓ OPPORTUNITY TO PURCHASE TITLES SEPARATELY
- ✓ **DISCOUNTED PRESALES - INQUIRE NOW!**

LOCATION 38 STREET AND 74 AVE



Harry Kaura

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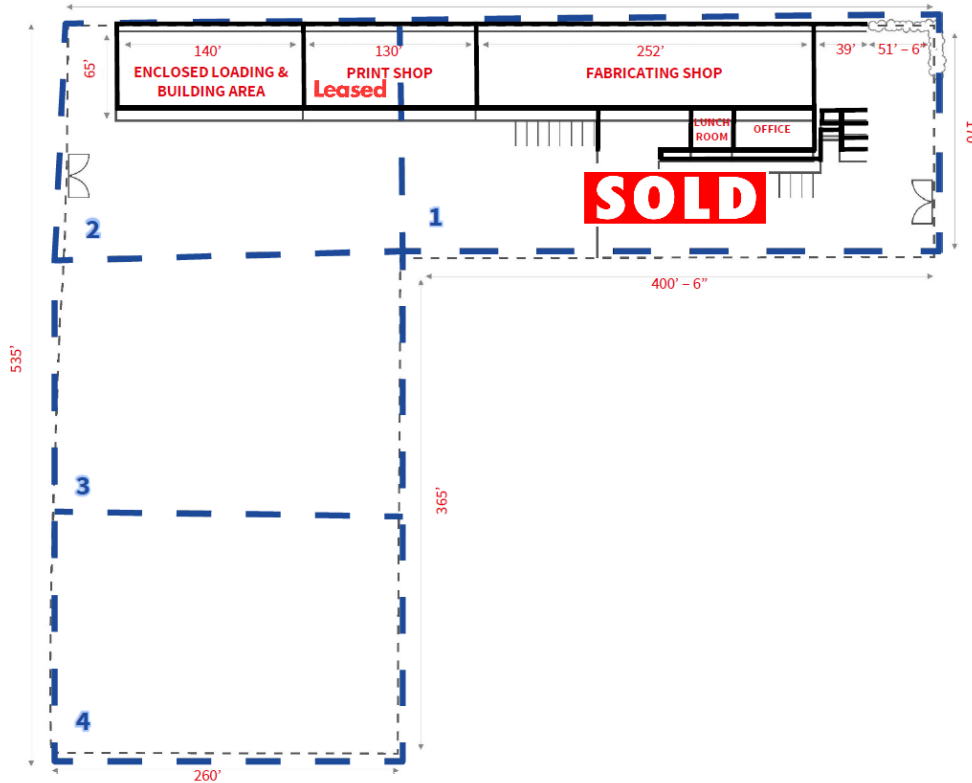
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PARCEL TWO DETAILS

PARCEL TWO



648'



WAREHOUSE DETAILS

AVAILABLE AREA	9,100 SF
BUILDING AND SITE AREA	14,000 SF ON 0.99 ACRES (32% COVERAGE)
CRANE WAY	9,100 SF (65' X 140')
CRANES & UNDER BRIDGE HEIGHT	10T: 23'7" 10T: 24'4"
CEILING HEIGHT	28'10" CLEAR
POWER	TBD
LIGHTING	METAL HALIDE
HEAT	RADIANT TUBE
LOADING	O/H DOORS AVAILABLE AS REQUIRED



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