

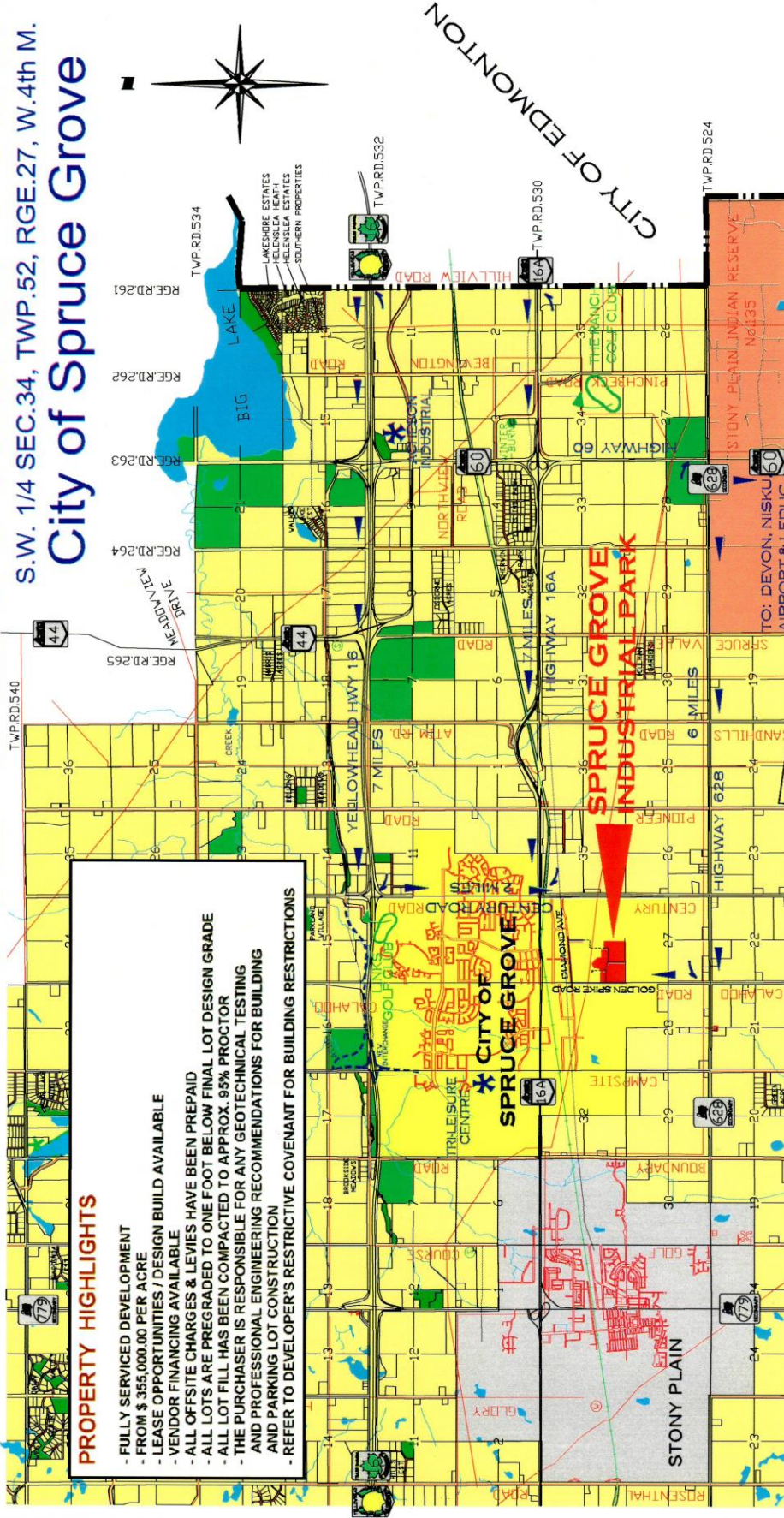
SPRUCE GROVE INDUSTRIAL PARK

S.W. 1/4 SEC.34, TWP.52, RGE.27, W.4th M.

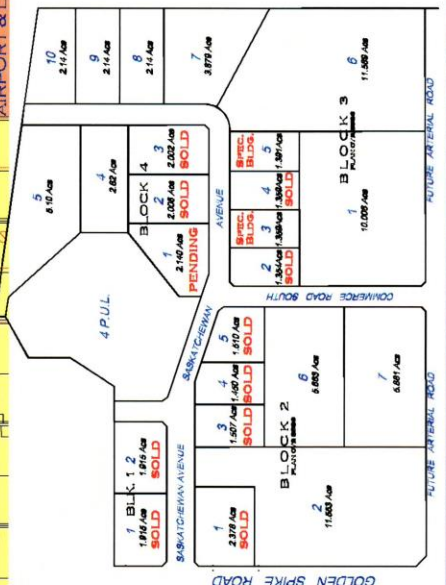
City of Spruce Grove

PROPERTY HIGHLIGHTS

- FULLY SERVICED DEVELOPMENT
- FROM \$ 355,000.00 PER ACRE
- LEASE OPPORTUNITIES / DESIGN BUILD AVAILABLE
- VENDOR FINANCING AVAILABLE
- ALL OFFSITE CHARGES & LEVIES HAVE BEEN PREPAID
- ALL LOTS ARE UPGRADED TO ONE FOOT BELOW FINAL LOT DESIGN GRADE
- ALL LOTS ARE PREGRADED TO APPROX. 95% PROCTOR
- ALL LOT FILL HAS BEEN COMPACTED TO APPROX. 95% PROCTOR
- THE PURCHASER IS RESPONSIBLE FOR ANY GEOTECHNICAL TESTING AND PROFESSIONAL ENGINEERING RECOMMENDATIONS FOR BUILDING AND PARKING LOT CONSTRUCTION
- REFER TO DEVELOPER'S RESTRICTIVE COVENANT FOR BUILDING RESTRICTIONS



LOT	BLOCK	AREA(A)	AREA(A/AC)	PRICE/ACRE	TOTAL
1	1	0.775	1.915	\$	SOLD
2	1	0.775	1.915	\$	SOLD
3	1	0.962	2.378	\$	SOLD
4	2	4.675	11.553	\$	\$ 4,663,435.00
5	2	0.81	1.507	\$	SOLD
6	2	0.597	1.45	\$	SOLD
7	2	0.611	1.51	\$	SOLD
8	2	2.3	5.683	\$	2,131,125.00
9	2	2.38	5.881	\$	380,000.00
10	2	4.05	10.008	\$	2,234,780.00
1	3	0.548	1.354	\$	\$ 375,000.00
2	3	0.35	0.875	\$	\$ 375,000.00
3	3	0.359	0.899	\$	\$ 375,000.00
4	3	0.563	1.391	\$	\$ 375,000.00
5	3	0.663	1.663	\$	\$ 375,000.00
6	3	0.49	1.189	\$	\$ 375,000.00
7	3	1.57	3.879	\$	\$ 4,114,095.00
8	3	0.865	2.14	\$	\$ 1,377,045.00
9	3	0.865	2.14	\$	\$ 802,500.00
10	3	0.865	2.14	\$	\$ 802,500.00
1	4	0.865	2.14	\$	\$ 375,000.00
2	4	0.81	2.006	\$	\$ 366,000.00
3	4	1.06	2.62	\$	\$ 375,000.00
4	4	1.06	2.62	\$	\$ 892,500.00
5	4	2.06	5.10	\$	\$ 1,810,500.00



NORMAN C.R. SUVAN, Associate
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CURRENTLY SELLING STAGE 1

E-mail: nsuvanjr@norchris.com
www.norchris.com

FOR SALE / LEASE

5,500 Sq.Ft. Bay

15,245+/- Sq.Ft. Yard

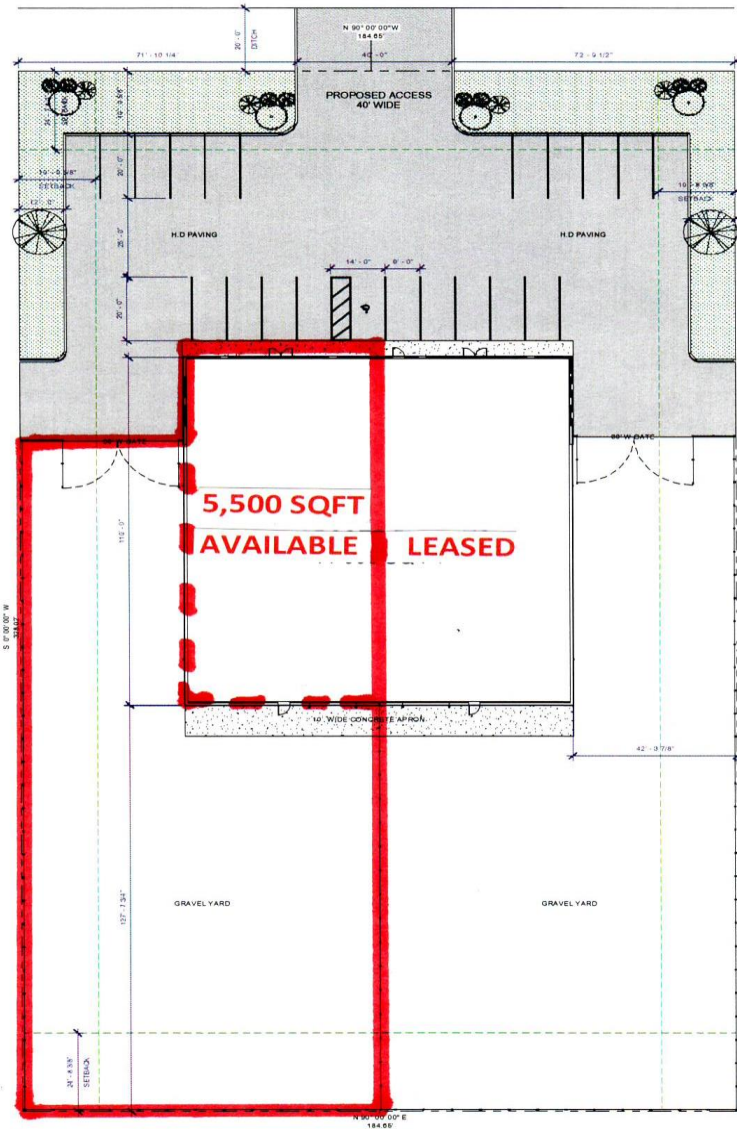
357 Saskatchewan Avenue
Spruce Grove, Alberta

PROPERTY HIGHLIGHTS

Can Accommodate 7,600 Sq.Ft. Users
Located in Spruce Grove Industrial Park
Grade Level Loading
Class A Industrial Product
Sumps
Turn-Key Office Space Available
Financing Available

PROPERTY INFORMATION

Legal: Lot 5, Block 3, Plan 0728886
Dimensions: 50' W x 110' D
Construction: Butler Pre-Eng. Metal System
Clear Height: 26' Clear
Power: 600 Amp, 347 V, 3 Phase
Fenced & Gravelled Yard: 0.35 Acres +/-
Site Size: 1.391 Acres
Zoning: M-1 General Industrial
Loading Doors: One (1) - 12' x 16' - Grade
Heating: Gas Fired Unit
Lighting: Metal Halide
Taxes: TBD
Lease Rate: \$15.00 / Sq.Ft.
Operation Costs: TBD



Nor-Chris Holdings Inc.
Real Estate Brokers & Land Developers



For more information please call - Norman Suvan, Associate 780-425-9350
nsuvanjr@norchris.com **www.norchris.com**

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