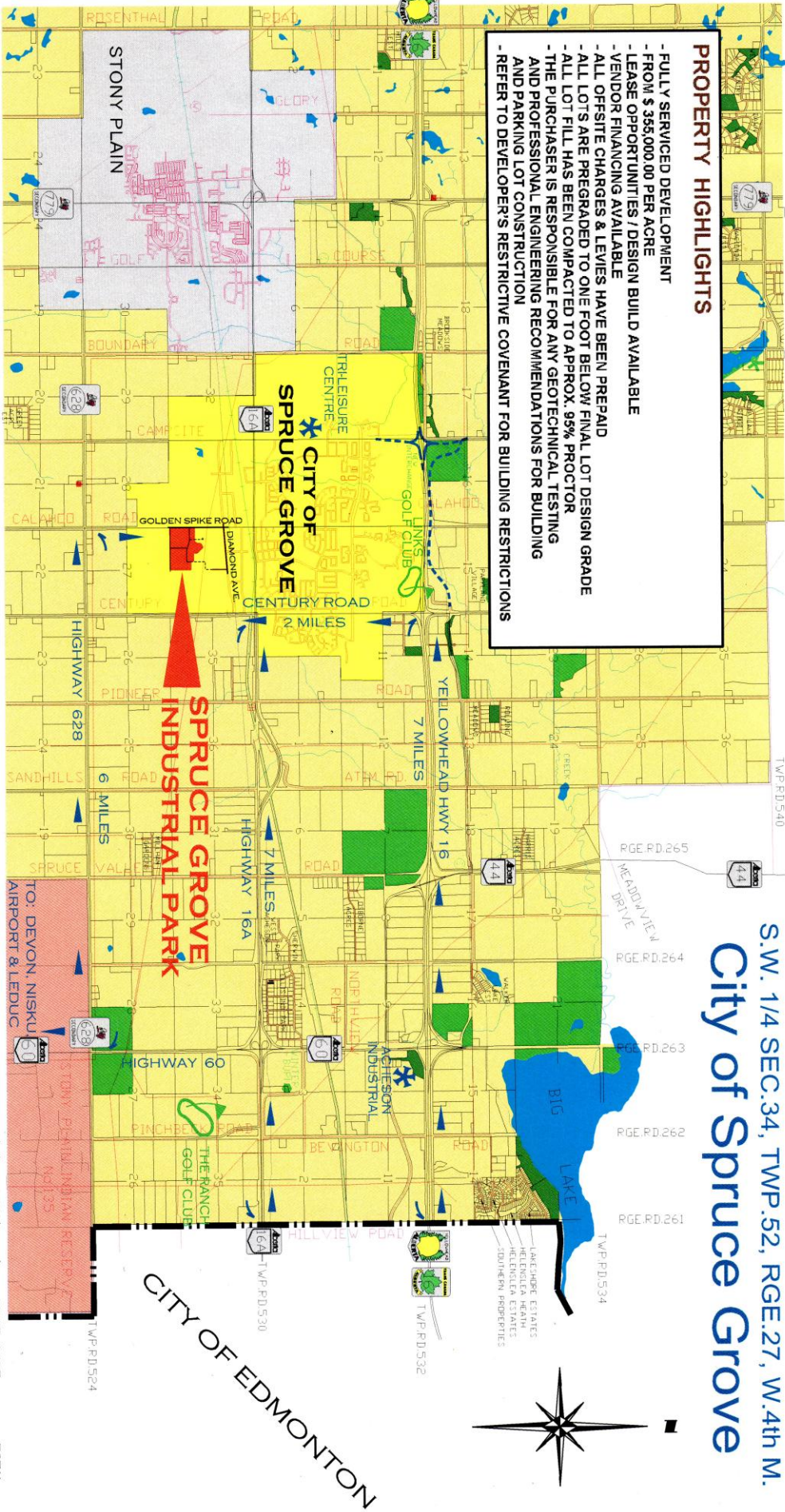


SPRUCE GROVE INDUSTRIAL PARK

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 PREGRADED TO ONE FOOT BELOW FINAL LOT DESIGN GRADE
 - 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



NORMAN C.R. SUVAN, Associate

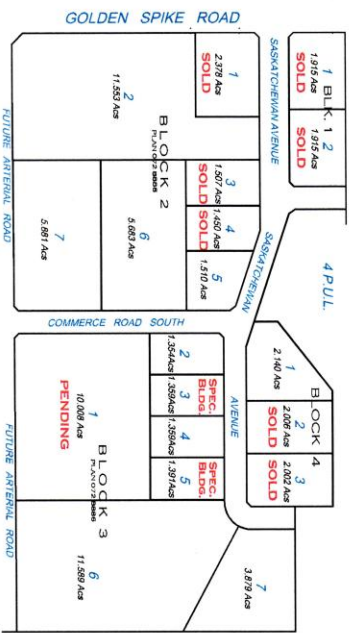
NOR-CHRIS HOLDINGS INC.

10306 - 138 Street, Edmonton, AB. T5N 2J3

B: 780-425-9350 C: 780-504-7886

**CURRENTLY SELLING
STAGE 1**

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



LOT	BLOCK	AREA(HA)	AREA(ACRES)	PRICE/ACRE	TOTAL
1	1	0.775	1.915	\$	\$
2	1	0.775	1.915	\$	\$
1	2	0.962	2.378	\$	\$
2	2	4.675	11.553	\$	\$
3	2	0.61	1.507	\$	\$
4	2	0.587	1.45	\$	\$
5	2	0.611	1.51	\$	\$
6	2	2.3	5.683	\$	\$
7	2	2.38	5.881	\$	\$
1	3	4.05	10.008	\$	\$
2	3	0.548	1.354	\$	\$
3	3	0.55	1.359	\$	\$
4	3	0.55	1.359	\$	\$
5	3	0.563	1.391	\$	\$
6	3	4.69	11.589	\$	\$
7	3	0.866	2.14	\$	\$
1	4	0.812	2.006	\$	\$
2	4	0.81	2.002	\$	\$
3	4			\$	\$
4	4			\$	\$

Nor-Chris Holdings Inc.
The City of Spruce Grove



FOR SALE / LEASE

11,000 Sq.Ft. BLDG

1.36 Acres +/-

(Photos shown are of neighboring Bldg.)



**347 Saskatchewan Avenue
Spruce Grove, Alberta**

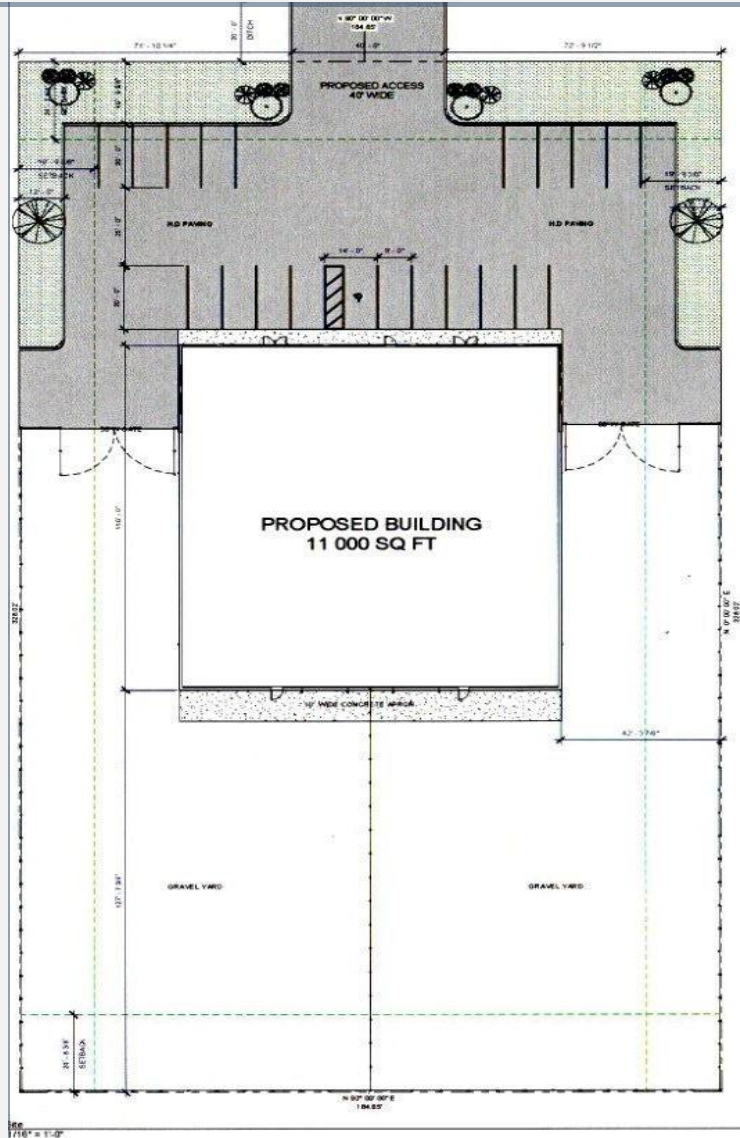
PROPERTY HIGHLIGHTS

Can Accommodate 5,500 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 3, Block 3, Plan 0728886
Dimensions: 100' W x 110' D
Construction: Butler Pre-Eng. Metal System
Clear Height: 26' Clear
Power: 600 Amp, 347 V, 3 Phase
Fenced & Gravelled Yard: 0.7 Acres +/-
Site Size: 1.359 Acres
Zoning: BP-1 Light Industrial
Loading Doors: Two (2) - 12' x 16' - Grade
Heating: Gas Fired Unit
Lighting: Metal Halide
Taxes: \$5,824 (2012)
Lease Rate: \$15.00 / Sq.Ft.
Operation Costs: TBD

Price: \$2,500,000.00



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

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.