

**8,751 SF ± SINGLE STOREY INDUSTRIAL /
OFFICE BUILDING SITUATED ON 1 ACRE OF LAND**

JUDICIAL SALE
SINGLE STOREY
INDUSTRIAL /
OFFICE BUILDING

**4616 39 STREET,
CAMROSE AB**



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OPPORTUNITY

Cushman & Wakefield Edmonton Capital Markets Group (CWE) has been exclusively retained by BDO Canada Limited, in its sole capacity as Receiver, and not in its personal capacity, to market and sell this freestanding multi-tenant industrial facility in Camrose, Alberta.

This rare freestanding Industrial/Office building presents an excellent and opportunity to own your own building with the potential to generate income from an active leasing program.

Constructed in 1976, the building has undergone exterior upgrading. The structure is wood frame with stucco facade developed over a concrete floor pad. The roof is partially sloped and shingled within the central portion of the building with the two sides of the building being flat and is built up with an SBS membrane. Demised into multiple industrial bays, and boasting ample fenced yard area, this building lends itself to a wide variety of Industrial uses.

Any transaction will be on a strictly “as is, where is” basis with no representations or warranties of any nature and will be subject to the approval of the Court of King’s Bench of Alberta.



39 STREET



PROPERTY DETAILS

MUNICIPAL ADDRESS:

4616 39 Street, Camrose, AB

LEGAL DESCRIPTION:

Lot N, Block 3, Plan 2960TR

PROPERTY TAXES:

TBD (2024)

ZONING:

M1 General Industrial District

AREA:

Mohler Industrial

BUILDING:

8,751 SF freestanding wood frame structure with 6 rear loading doors. Building contains a small functional office, warehouse and wash bay.

YARD AREA:

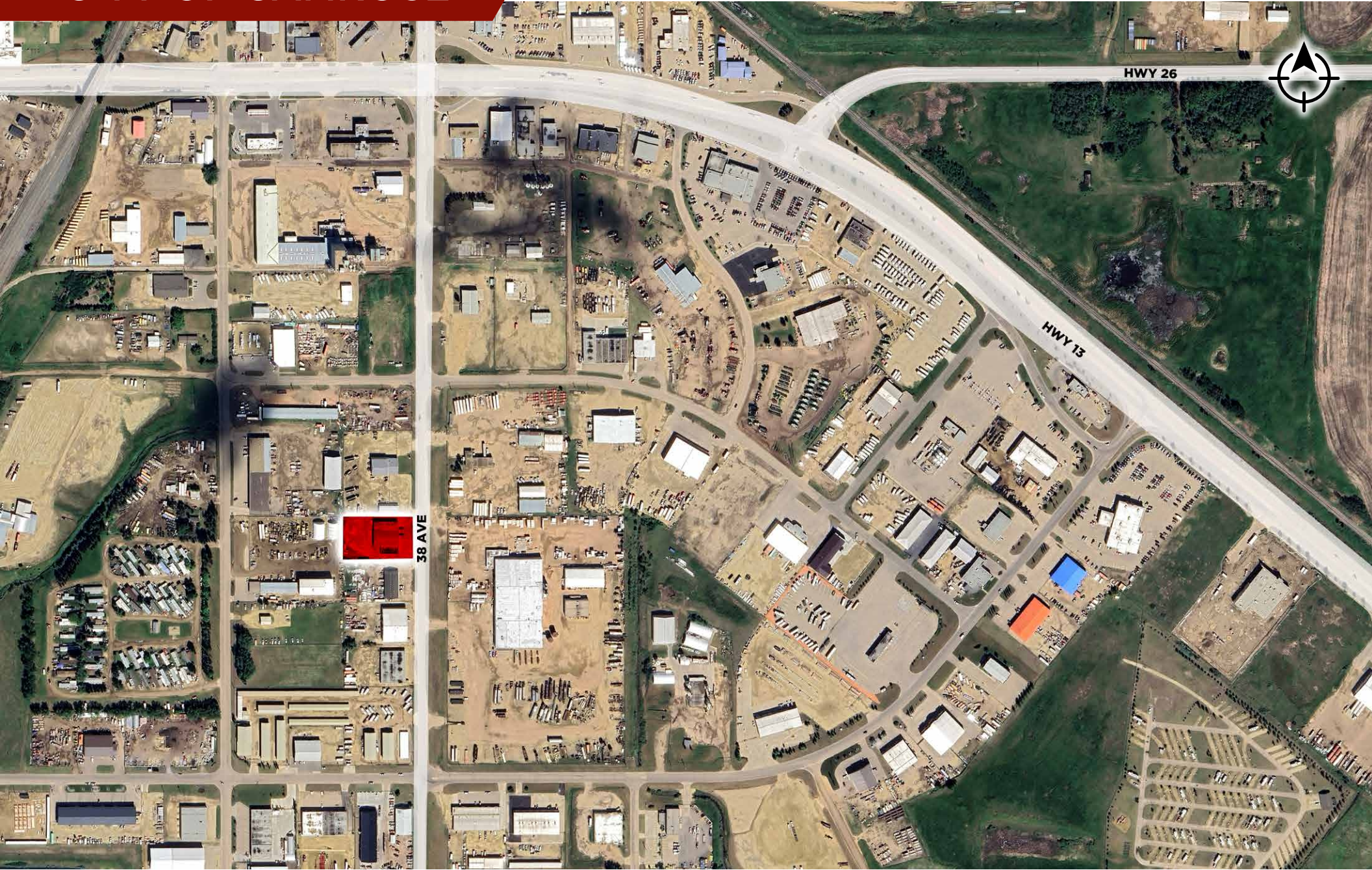
~1 Acre of land graveled and compacted with 2 access points, graveled parking and perimeter fencing.

SALE PRICE:

\$795,000.00



CITY OF CAMROSE



HWY 26

HWY 13

38 AVE



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
1,036	13,518	21,160



AVERAGE INCOME

1KM	3KM	5KM
\$79,591	\$101,361	\$110,482



HOUSEHOLD

1KM	3KM	5KM
453	5,691	8,466



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