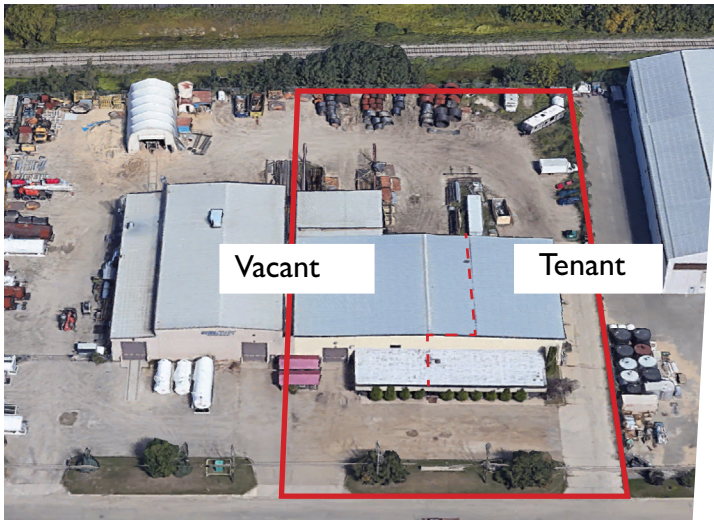


17,674 SF +/- INDUSTRIAL BUILDING

3908 69TH AVENUE | FOR SALE/LEASE



PROPERTY DETAILS

This building has one tenant in 7409 SF, with an additional 10,265 SF available. This is perfect for an owner user looking for extra income or an investor. Property includes a gravelled compacted rear yard with crane way and heavy power.

Address:	3908 69th Avenue	
Legal Description:	Plan 782134; Block 13; Lot 5	
Price:	\$3,400,000	
Lease Rate:	Market	
Zone:	IH - Heavy Industrial	
Building Size:	Warehouse/Office Main: 10,265 SF Stanfos Warehouse/Office: 7,409 SF	Total: 17,674
Lot Size:	1.62 Acres	
Year Built:	1981	
Loading:	Three grade 14' x 14' and one pass-thru slider	
Height:	27' at peak; 17' underhook	
Power:	600A 3ph TBD	
Crane:	5 Ton	



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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019*

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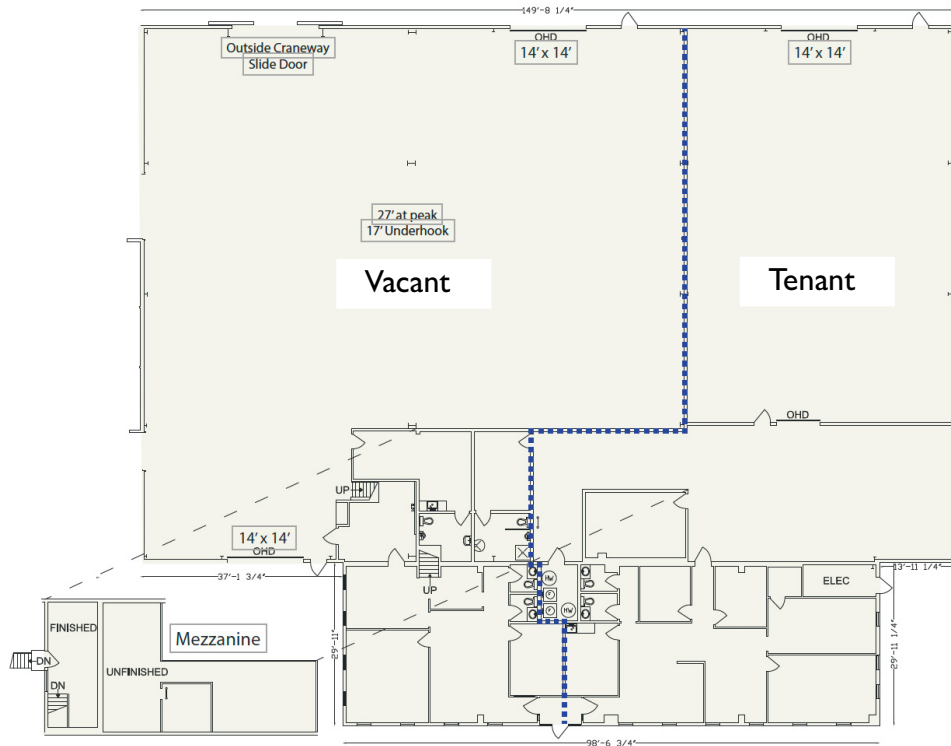
The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and such as, cannot be warranted nor form a part of any future contract.

FOR SALE/LEASE

LOCATION



SITE PLAN



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