

INDUSTRIAL/OFFICE INVESTMENT

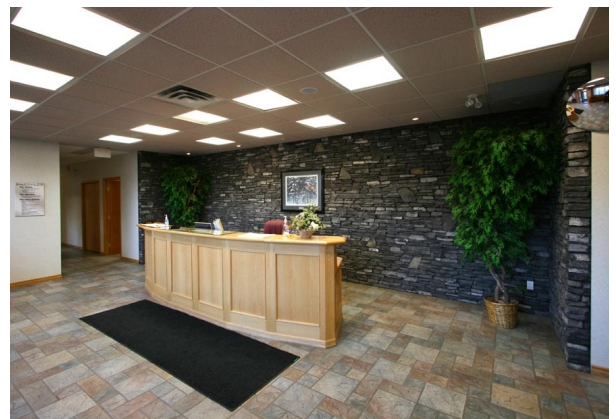
505 1ST AVE, BROOKS, ALBERTA

FOR SALE



PROPERTY HIGHLIGHTS

- Stable tenant in place (10 years)
- Incredibly good location for many industrial businesses with road and rail access.
- Well-built, newer building with 3 drive-in overhead doors, bridge crane, 600 V 3-Phase power and secure backyard.
- Exceptionally low rent and common area cost yet 8%+ yield at the asking price.
- Huge upside potential.



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#1 RE/MAX Commercial Team Worldwide 2017 - 2019*

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017 - 2019

PROPERTY DETAILS

Address:	505 1st Avenue, Brooks, Alberta
Legal Description:	Plan 0111584, Block 41, Lot 1
Building Size:	Main Floor: Office - 6,070 SF +/- Warehouse - 6,724 SF +/- TOTAL: - 12,794 SF +/- Mezzanine - 4,800 SF +/-
Site Size:	1.09 Acres
Year Built:	2000
Loading:	3 - 14' x 14' Overhead
Electrical:	600 V, 400 Amp
Ceiling Height:	18' Clear Height
Lighting:	Fluorescent & Metal Halide
Crane:	1 Bridge Crane
Comments:	Pre-engineered structure with metal clad walls. Paved Yard, Electronic Gate
Water Supply:	Municipal
Sewer System:	Municipal

LEASE DETAILS

Tenant:	PTW Energy Services
Commencement:	September 1, 2010
Term:	1 Year left of the current term
Expiry:	August 31, 2021
Lease Type:	Triple Net
Net Income:	\$96,900
Asking Price:	\$1,200,000
Cap Rate:	8.1%
Property Tax:	\$20,000
Common Area Cost:	\$1.80 PSF including property tax

THE AREA

MAP



DEMOGRAPHICS | 2 KM RADIUS



Population:
Residents: 9,882
Pop. Growth 2018 - 2023: 1.12%

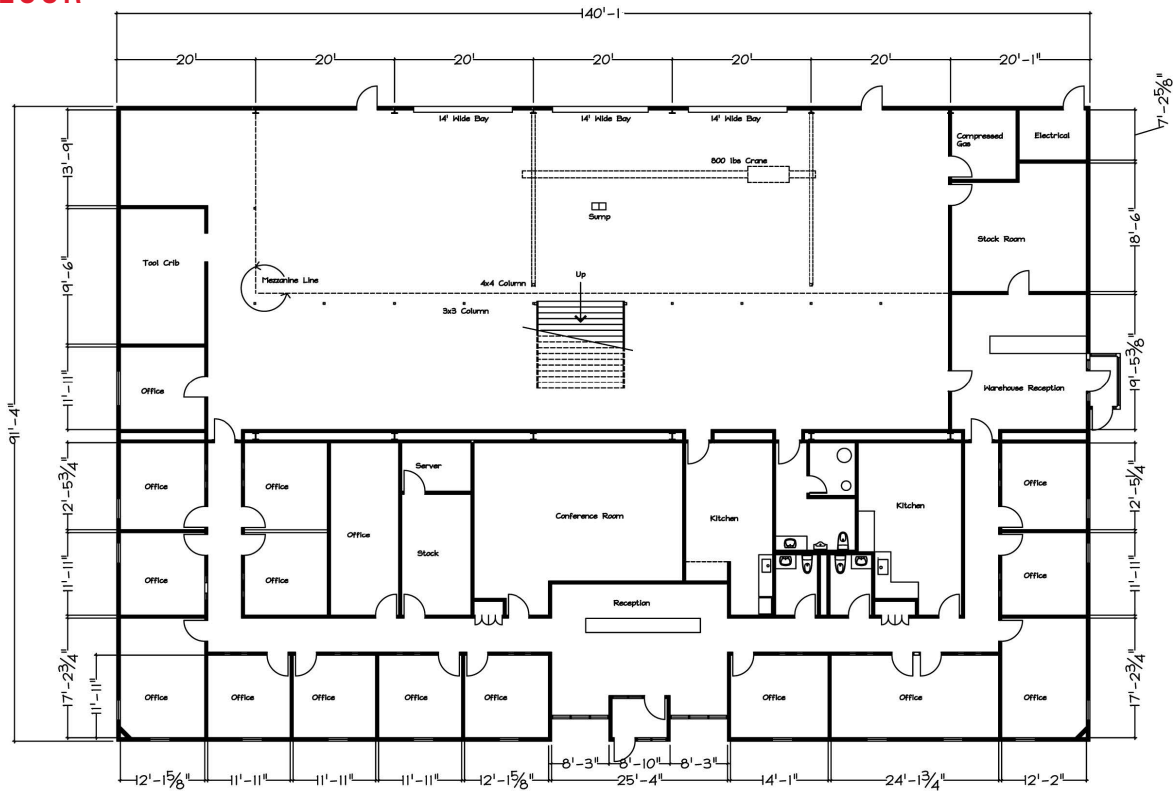


Household Income:
AHI: \$101,243
39.6% of households earn over \$100,000



FLOOR PLAN

MAIN FLOOR



MEZZANINE

