

Confidential Investment Opportunity LAND AND BUILDING - TERM LEASE

140 Orchard Way
Strathmore, AB



FOR SALE

Processing Facility, Land,
Building & Fixed Chattels
\$2,650,000



Highlights

- \$3.7 Million replacement;
- 5.6% NOI from existing five (5) year term lease;
- City of Calgary water and sewer;
- Latest Provincial licencing.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Daniel Goldstrom
dgoldstrom@naicalgary.com
Direct: (403) 291-8864

Suite 1, 6204 - 6A Street SE
Calgary, AB T2H 2B7
Tel: (403) 214-2344
Fax: (403) 214-0244
www.naicalgary.com

NAI Commercial

Commercial Real Estate Services, Worldwide.

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LAND, BUILDING & FIXED CHATTELS
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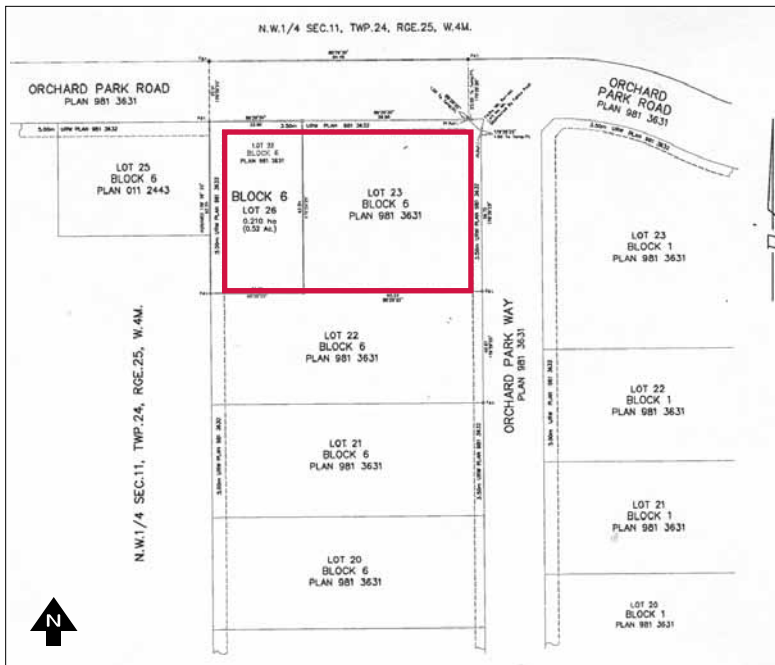
Map



Property Details

- Processing plant, land, building, fixed chattels
- Five (5) year term lease
- Latest Provincial licensing
- 1.52 acres ±
- 10,897 square foot turnkey facility
- \$3.7 million replacement cost
- 19% site coverage
- City of Calgary water and sewer

Site Plan



Strathmore Demographics

Population:	12,000± (2009)
Trading Area:	35,000± (2009)
Average Income:	\$71,284 (2005)



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.