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(AFN Ltd.)
A. Bhanji & Associates

FOR SALE

Industrial Investment Property

Provost, Alberta



Property Highlights

- Strong Upside Potential
- Completely armchair investment - very low management.
- 17,674 SF on 62.8 Acres
- Strategic location with over 3900 gas & oil wells in the vicinity.
- Publicly traded tenant with strong covenant.

Property Information

Situated on two parcels of land 37.5 and 25.2 acres respectively is a 15,874 sq. ft. metal and wood frame industrial building developed as an oilfield servicing shop with offices and service areas plus an 1,800 sq. ft. wood frame industrial shop. Graveled parking and fenced rear compound, approximately 40 acres improved pipe yard.

The main building was built in 2001, and added to in 2006. The second building was built in 2003.

The below market, triple net lease rate of \$176,857 has the potential to escalate to \$270,000-300,000 annually, as soon as January, 2011.

Total Square Feet:	17,674
Lot Size:	62.8 Acres on two titles
Legal: (Parcel A)	Plan 0525426, Block 2, Lot 3
(Parcel B)	Pt NE12-39-3-W4
Warehouse Size:	1,800 sq. ft
Utilities:	Parcel A serviced with electricity, natural gas, telephone, and well water and septic sewer
2008 Taxes:	\$17,074

Asking Price: \$2,300,000

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.

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