

SPRUCEGROVEINDUSTRIAL.COM



(AFN Ltd.)
A. Bhanji & Associates

FOR SALE INDUSTRIAL LAND & BUILDING

85 & 89 Diamond Ave Spruce Grove, Alberta

Property Highlights

- Minutes from Edmonton and the Anthony Henday ring road via HWY #16A
- 10,558 SF of warehouse space plus over 18,000 SF of additional indoor storage and office
- Warehouse features: Air compressor lines throughout, overhead 1 ton hoist, 3 Phase 400 Amp power, high volume natural gas lines and drive through access
- Versatile property easily adapted to suit most industrial space requirements

Site Size: 3.26 Acres
Building Size: Over 28,000 SF*
Zoned: M-1 General Industrial
Price: **\$2,900,000**

Complete Property Information Available At www.sprucegroveindustrial.com



**To Be Confirmed By Purchaser*

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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For more information about this listing, or other listings, please contact:

**Jeff Sutherland, Associate
Industrial Division
RE/MAX Commercial Downtown
Suite 1001, Empire Building
10080 Jasper Avenue
Edmonton, AB T5J 1V9
T 780.429.1200 ext 219
F 780.429.1250
www.remaxcomm.ca**

**Dean Drysdale, Associate
Industrial Division
RE/MAX Commercial Downtown
Suite 1001, Empire Building
10080 Jasper Avenue
Edmonton, AB T5J 1V9
T 780.429.1200 ext 218
F 780.429.1250
www.remaxcomm.ca**