



FOR **SALE OR LEASE**

**3 UNITS
REMAINING**

Great Plains Industrial Park SE Calgary
"A" Class Industrial Condos



FEATURES

- Full Height Pre-cast Concrete Walls
- Ceiling Height - 24' clear
- Structurally Designed for Second Floor Mezzanine
- Sprinklers - ESFR Ready
- 80' Loading Depth

SITE ADDRESS:

6420 - 79th Avenue SE

DISTRICT:

Great Plains Industrial Park

ZONING:

I-G (Industrial General)

SITE SIZE:

3.31 acres

TOTAL BUILDING SIZE:

48,760 square feet

NET LEASE RATE:

\$14.00psf per annum (includes washroom)

INDIVIDUAL BAY SIZES:

3,450 square feet (30' x 115')

CEILING HEIGHT:

24 feet clear

LOADING:

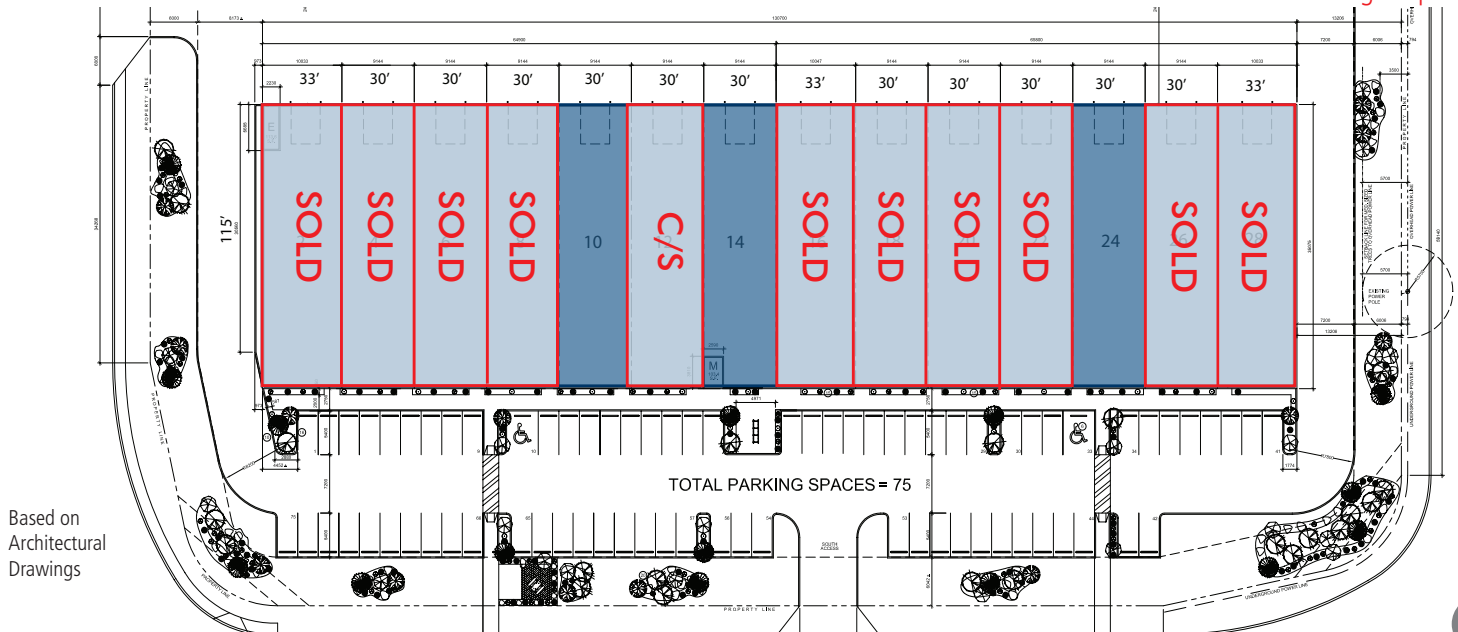
1 - 12'W x 16'H drive-in door per bay

ELECTRICAL:100 amp (expandable to 200 amp),
120/208 Volt, 3 phase service per bay**SUPERIOR OFFERING:**

- "ESFR Ready" Fire Protection System
- Gas fired overhead unit heaters
- T5 HO Fluorescent Fixtures
- Plumbing rough-in for 2 washrooms per bay
- 4 Ton rooftop HVAC unit per bay
- Structurally designed to support second floor mezzanine
- 75 double row parking stalls in total
- 80 foot marshalling depth
- 3 site access points (South, East & West)

	BAY NO.	SIZE	PRICE	PRICE PSF
SOLD	2	3,682 SF	\$810,040	\$220
SOLD	4	3,450 SF	\$741,750	\$215
SOLD	6	3,450 SF	\$741,750	\$215
SOLD	8	3,450 SF	\$741,750	\$215
	10	3,450 SF	\$707,250	\$215 \$205
C/S	12	3,450 SF	\$707,250	\$215 \$205
	14	3,346.6 SF	\$686,053	\$215 \$205
SOLD	16	3,682 SF	\$741,750	\$215
SOLD	18	3,450 SF	\$741,750	\$215
SOLD	20	Main: 3,450 SF Mezzanine: 1,094 SF TOTAL: 4,544 SF	\$861,000	\$195 \$189 (BLENDED)
SOLD	22	3,450 SF	\$724,500	\$218 \$210*
	24	3,450 SF	\$724,500	\$218 \$210*
SOLD	26	3,450 SF	\$724,500	\$218 \$210*
SOLD	28	3,682 SF	\$810,000	\$220

* Mezzanine footings in place



FINANCING

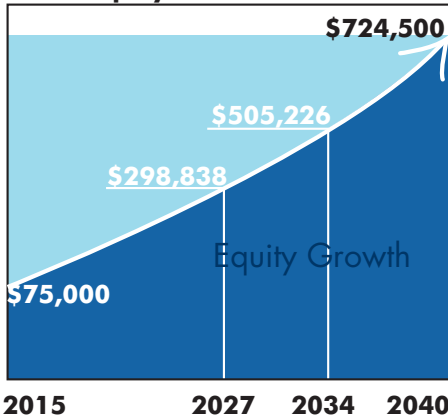
Competitive financing options available through our financial partners, see below for example:

OWN	VS		LEASE
Total Square Feet	3,450	3,450	Total Square Feet
Price per Square Foot	\$210	\$14.00	Lease Rate per Square Foot
Purchase Price	\$724,500		
Down Payment	\$75,000	\$8,050	Deposit
Total Mortgage	\$649,500		
Monthly Mortgage Payments	<u>\$3,777</u>	<u>\$4,025</u>	Monthly Lease Payments
Interest	\$2,706	\$4,025	
Principal Paydown	\$1,071	\$0	
Annual Mortgage Cost	<u>\$45,330</u>	<u>\$48,300</u>	Annual Lease Cost
Interest	\$32,478	\$48,300	
Principal Paydown	\$12,852	\$0	

Actual mortgage payments will be dependent on qualification of buyer OAC. Example above assumes 90% LTV, and an interest rate of 5% with blended principal and interest payments over a 25 year amortization period. All information provided in this example is for information purposes only and no reliance should be placed on this information for any possible legal purpose or any circumstance where loss or damage could arise as a result of reliance on this information.

WHY OWN vs LEASE?

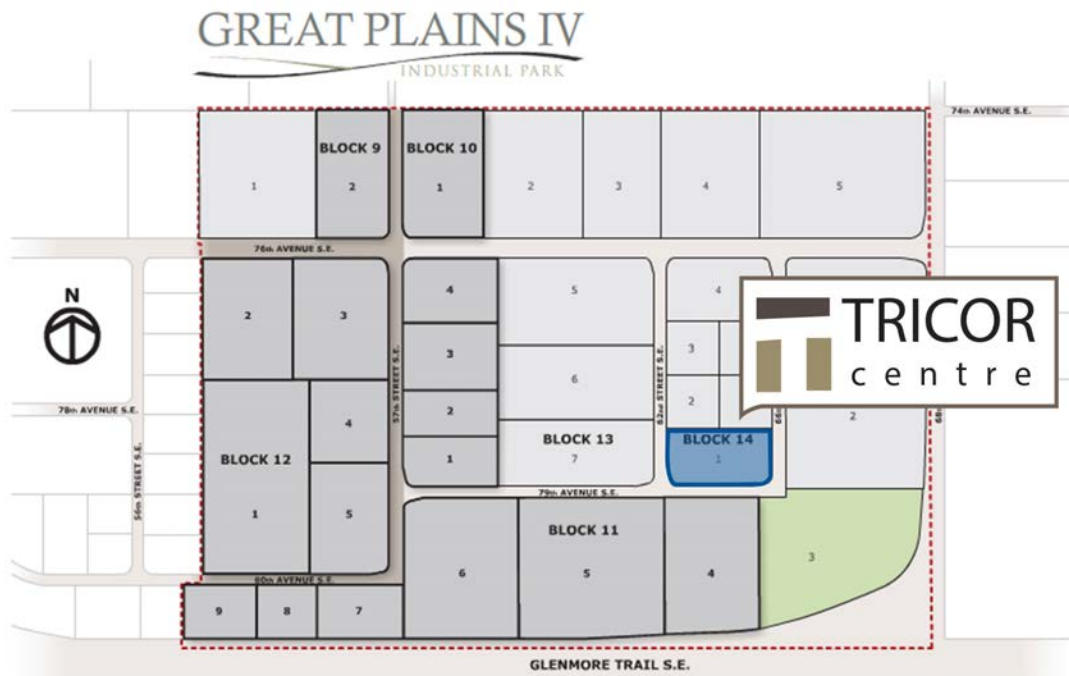
Equity Growth Chart



- Paying rent adds no value to your equity. Increase the value of your equity by paying down your principal and take advantage of increasing property values.
- Take advantage of tax incentives while owning by writing off your operating expenses and mortgage interest.
- Leasehold improvements increase the value of your asset, not the Landlord's asset.
- As the mortgage diminishes, take advantage of positive cashflow towards future expenses and retirement.



LOCATION



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



**LOCAL
EXPERTISE
MATTERS**

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