

**360 Falconer Crescent  
Fort McMurray, Alberta**

**MLS # A2100259**



## \$7,900,000

**Division:** Surrounding City Area

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 15,588 sq.ft.

**Zoning:** BI

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** 1.47 Acres

**Sewer:** Holding Tank

**Lot Feat:** See Remarks

**Inclusions:** n/A

Built in 2016, this property is located in Fort McMurray in the Leo Roberts Industrial Park. This free-standing building with a secured tenant would make a great addition to the savvy investor's portfolio. The structure is a steel building with over 16,000 sq ft and sits on 1.47 acre lot. Over 14,000 sq ft of warehouse space that houses heavy duty truck repair bays, wash bays along with another 2000 sq ft of office space. Wash bay operates on a boiler system providing in floor heating and ice melt for out door ramps as well as the equipment for washing vehicles. 2 more boilers that provide heat for bay and parts room. Total of 6, 16 x 16 drive thru overhead doors as well as an additional 2 bay doors in the wash bay and parts. Loads of parking on the property for large trucks. Front office space as well as a 2nd story board room and additional offices. The opportunity for stable income is present with a cap rate of just over 9% based on the current list price. The lease is a NNN secured by the tenant that extends to 2027. This is a great opportunity with a fantastic return on your investment.