



#144, 363 Sioux Road  
Sherwood Park, Alberta T8A 4W7  
Ph. (780) 449-5622  
Fax. (780) 449-7221  
Email:nhill01@telus.net

## Shop Space in Andrew

**Legal Addresses:** Plan 1021750 Block 1 Lot 5A

**Location:** 5317-50 Ave Andrew AB T0B 0L0

**Taxes (2024):** \$18,313.08

**Land Use: Commercial**

### Site Features:

Lot Size: 2.3 acres

3 Sections with a turn key operation for manufacturing or storage

### Building Features

#### Section 1

- 50' by 200' 10,000 sq ft Building built in 2009
- Polycore construction
- 3-Phase 400 amp power
- Makeup air unit
- Heated
- Concrete floor with in floor heating
- Overhead door
- LED lights
- Partial mezzanine
- Office
- Breakroom
- Washroom

## Section 2

- 50' by 80' 4,000 sq ft building built in 2014
- 1 Phase 100 amp power
- Heated
- Concrete floors
- Tube infra heating
- Floor Drain
- LED Lights
- Overhead door
- Dock

## Section 3

- 50' by 80' 4,000 sq ft building built in 2018
- Firewall
- Insulated
- Concrete floor
- Overhead door roughed in
- Man door
- 110 amp power
- LED Lights

**Price: \$1,700,000.00 GST May Apply)**

*All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.*

**Call Norm at 780 903-6199**

