



**FOR SALE OR LEASE**

**2,400 SF INDUSTRIAL CONDOS**

UNITS 2 & 5 | 1 GOERTZ AVENUE | STONY PLAIN, ALBERTA

LEASE  
\$15 PSF

PURCHASE  
\$504k  
PER BAY

### HIGHLIGHTS

- Bay sizes of 30' wide by 80' deep with option for mezzanine development
- Pre-engineered insulated steel building with reinforced concrete floor, paved yard & ample parking
- Both units include newly finished washrooms with unit 5 featuring two build-out offices
- Build-to-suit & lease-to-own options with vendor financing
- Optional rear storage available

**Darin Luciw**, Associate  
Investment Sales & Leasing  
780 573 0830  
darin@rcedm.ca

**Brandon Hughes**, Associate Broker  
Investment Sales & Leasing  
780 966 0699  
brandon@rcedm.ca

**Scott Hughes**, Broker/Owner  
Investment Sales & Leasing  
780 915 7895  
scott@rcedm.ca

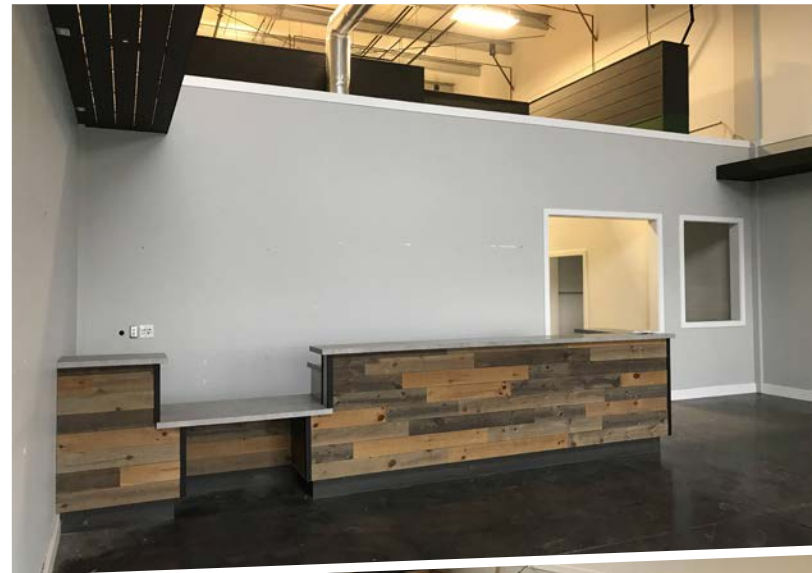
**RE/MAX**  
COMMERCIAL

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UNIT 2



UNIT 5





DETAILS

Municipal Address      1 Goertz Ave | Stony Plain, Alberta

Legal Address          Plan 9121434, Lot 20

Units                      ± 2,400 SF bays (2 available)

Zoning                    M1 - [Business Industrial](#)

Power                     200 amp, 3 phase

Sumps                    2 stage

Loading                 (1) 12' x 14' grade door/bay

Yard                      Fully paved and secured

Storage Units          540 SF storage units, fully secured, directly behind each condo bay  
 LEASE - \$15 PSF  
 PURCHASE - \$67,500 PER UNIT

SALE PRICE: **\$504,000** PER BAY

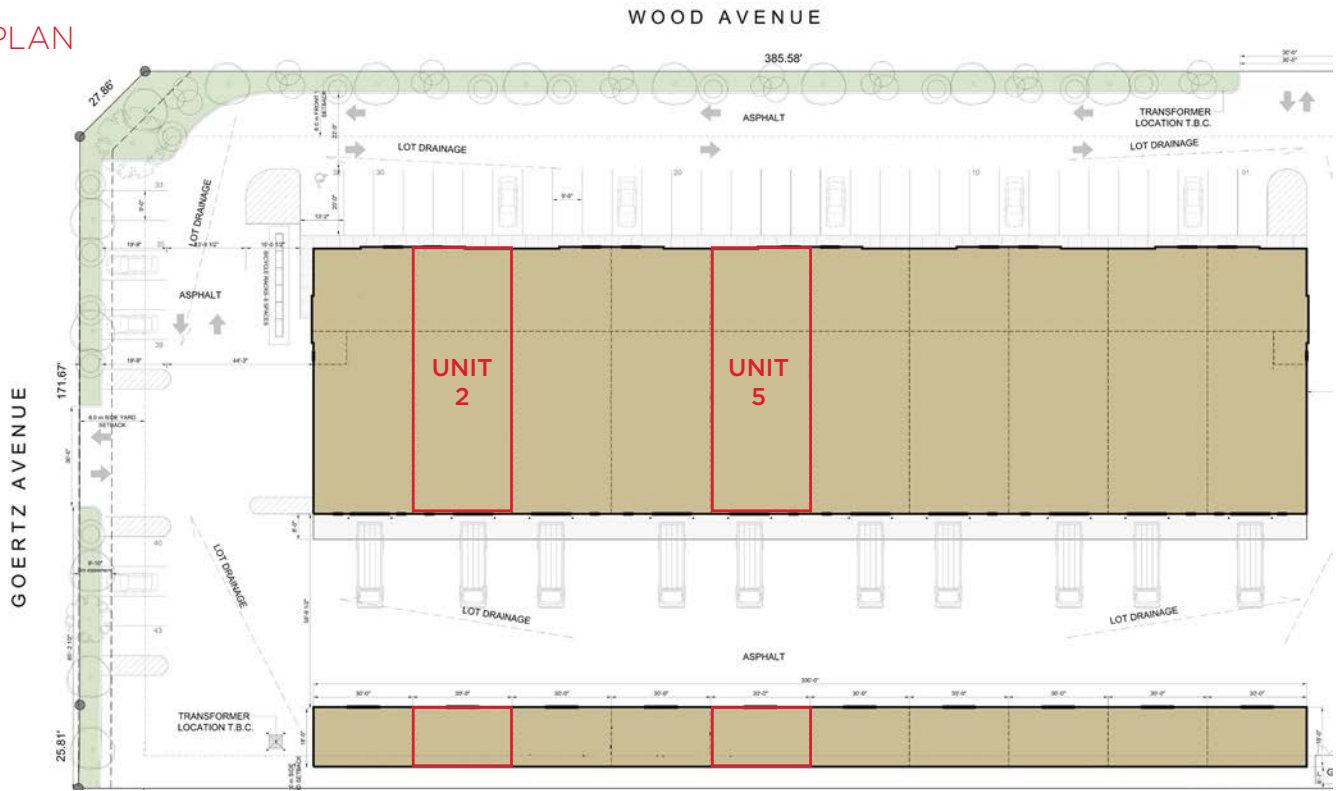
Taxes                     \$6,158 (2020 actual)

Condo Fee              \$285 per month

BASE LEASE RATE: **\$15.00** PSF

Operating Costs      **\$4.00 PSF**  
 (2020 budget includes proportionate share of property taxes, building insurance, repairs/maintenance & management fee)

SITE PLAN



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Associate  
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Investment Sales & Leasing  
780 915 7895  
scott@rcedm.ca

**RE/MAX Commercial Capital**  
**Ritchie Mill**  
#302, 10171 Saskatchewan Drive  
Edmonton, AB T6E 4R5  
**780 757 1010**

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