

FOR SALE

INVESTMENT OPPORTUNITY
3 INDUSTRIAL BAYS FULLY LEASED

#6, 7 AND 9, 7139-40th St. S.E.

3030 Sq. Ft. Each+ 1,000 Sq. Ft. Mezz
For a total of 9090 Sq. Ft. plus Mezz



Asking \$1,800,000

Bob Vesey
Grey Rock Marketing Solutions Inc.
3402 - 8th Street S.E.
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Foothills

FOR SALE

**3 Industrial Condo Bays
Total 9090 Sq. Ft.**



UNIT INFORMATION

INVESTMENT

**Total of 9090 Sq. Ft.
Plus 3,000 Sq. Ft. of
Mezz level**

**Net Leases plus
operating**

**ASKING PRICE:
\$1,800,000**

**Each unit
Condominium Fees:
\$325.00/Month**

**Property Taxes:
\$32,852 for all 3
units**

**#6,7,9 - 7139-
40th St S.E.**

SITE INFORMATION

**Each Unit
PARKING 3 Spaces
Front
Storage area Rear,
additional 6 Cars
Secure Yard**

**Zoned I-G
On target Cap Rate at
asking Price: 6% for all 3
bays**

Presented By:

Bob Vesey

Broker/Director

Grey Rock Marketing Solutions Inc.
Commercial division

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GREY ROCK
Marketing Solutions Inc.

Typical Bay

#6, 7139-40th St. S.E.

