

Active



Tran Type:	For Lease	Land Size SF:	Zone/Province:	RUR5
Prop Type:	Office	Lot Frntg FT:	Year Built:	1997
Total Area:	2400.00	Lot Depth FT:	Title Pulled:	
# Storeys:			Gross Tax/Yr:	
Occupancy:	Vacant		Linc/PID#:	0023954457
LndUse/Zoning:	Commercial			
Complex Name:	Olds Station Centre			

LseTyp/SubLse:	Net Escalating, See Realtor Remarks	Lease \$/SF:	\$15.80	Gross Income:
Lse Measure:		Lse Term/Rem:	60	Net Income:
Lse Incentives:		Lse Ren Mo Prd:		Cap Rate:
Lse Op Costs Inc:		Lse Op Cost/SF:	\$0.00	

Main Off SF:	Main Ret SF:	Main Wrhs SF:
Above Off SF:	Above Ret SF:	Above Wrhs SF:

Bldg Type:	Ceiling Height:	12	Total Prop SF:	2,400
Construction:	Concrete Block, Brick/Masonry, See Remarks	Contig Space:	Flr Plate Wdth:	60
Poss Dt/Notes:	15 / Negotiable	Tot Prkg Spcs:	Flr Plate Dpth:	40
Exclusion Exp:		RPR/Survey:	RPR Yr:	
Restrictions:	Landlord Approval	Env Asmt Phs:	Condo Fee:	
Owner Interest:		Power Type:		
Fire Protection:		HVAC:	Separate HVAC Units, Rooftop, See Realtor Remarks	
		Heating Fuel:	Natural Gas	

Reports Avail:

Amenities: HI-SP, HVAC, NT-LT, STORE, WSHFM

Site Services: Fully Serviced

Site Influence: Golf Course Nearby, High Traffic Area, Highway Frontage, Park/Reserve Nearby, Playground Nearby, Paved Lot, Major Shopping Nearby

Legal Desc: Plan: 412LK Blk: 4

Short Legal:

List Firm 1:	CIR REALTY/C030602	403-291-4440	For Appt Call:	Hugh Bodmer
List Firm 2:			Appt Ph:	403-556-0262
List Realtor 1:	Hugh Bodmer/CBODMEHU	403-556-0262	Appt Info:	Call Lister, Key In Office
List Realtor 2:				
Listers Email:	hugh@hughbodmer.com			
Listers Website:	http://hughbodmer.com			
Commission:	2.5% of Net Rental Payable			

DOM:	1	List Date:	08/18/11	Orig Price:	Sold Price:
Adj Date:		Expiry Date:	02/28/12	Prev Price:	Sold Date:

Sellers Name:

Sell Firm 1:

Sell Realtor 1:

Realtors Rmks: Call Lister for appointment. Key at realty office. Call Realtor for lease details, rent free period and triple net amounts. Lister also has current floor plan of office layout.

Uptowne location. An exceptionally well detailed exterior building envelope for energy efficiency and occupant comfort, for example: Excellent heavy duty air/vapor barrier- Continuous insulation and V-B envelope - R40 ceiling insulation - Energy efficient, thermally broken exterior aluminum windows. Double masonry rear wall with excellent R value throughout and excellent sound isolation from the adjacent rail tracks. The entire foundation of the building is on concrete end bearing piles which means the building will not shake due to the passage of nearby trains. The roof is of special architectural concrete roof tiles to simulate an aged cedar shake look but with over a 50 year service life. Each Bay is separately metered. The exterior of the building is designed with a train station motif to highlight its proximity to the adjacent train tracks, but with a very pleasing distribution of windows and doors complete with a front large roof overhang to totally cover the front six ft wide continuous sidewalk.