



SOUTHVIEW BUSINESS PARK

OFFICE/WAREHOUSE CONDOMINIUMS
FOR SALE OR LEASE

Acheson, Parkland County

EXCLUSIVELY LISTED BY RE/MAX COMMERCIAL CAPITAL
DEVELOPED BY CARRINGTON BUILDERS LTD.



PRICES FROM \$517K TO \$3.4M



EXCLUSIVE SALES AND LEASING:

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RETAIL & SERVICES	OTHER BUSINESSES	BUSINESS/INDUSTRIAL PARKS & ZONES
1 Nova Inn	1 Empire Modular Homes	1 Kalwin Business Park / Zone 1
2 Husky Gas	2 Star Prebuilt Homes	2 Parkland Business Park / Zone 2
3 A & W	3 Glowing Em. RV Park	3 Sherwin Industrial Park / Zone 3
4 Petro Canada	4 TCL Supply Chain	4 Ellis Industrial Park / Zone 4
5 Kal Tire	5 Supreme Steel	5 Zone 5
6 Cycle Works	6 United Construction Co.	6 Zone 6
7 Trailblazer RV	7 Techmation Electrical	7 Southview Business Park



STRATEGIC LOCATION

Southview Business Park offers prime frontage onto Highway 16A and has easy access to other major transportation routes including Highway 16, Highway 60, Anthony Henday and Whitemud. Highway 16A at Acheson, has +/- 75,000 vehicles per day (2015).

LOWER OPERATING COSTS

Acheson has low commercial and industrial tax rates and NO business taxes! Put more profits into your pocket. Give your company the opportunity to grow and operate smoothly, with lower overhead costs!

WORLD CLASS OPPORTUNITIES

The Acheson Business Association offers world class opportunities with skilled labour and exceptional developments ongoing throughout Acheson.

MAJOR USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED IS PROHIBITED. DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.

TO HIGHWAY 16A

EXISTING SERVICE ROAD



RANGE ROAD 264

EXISTING ROAD

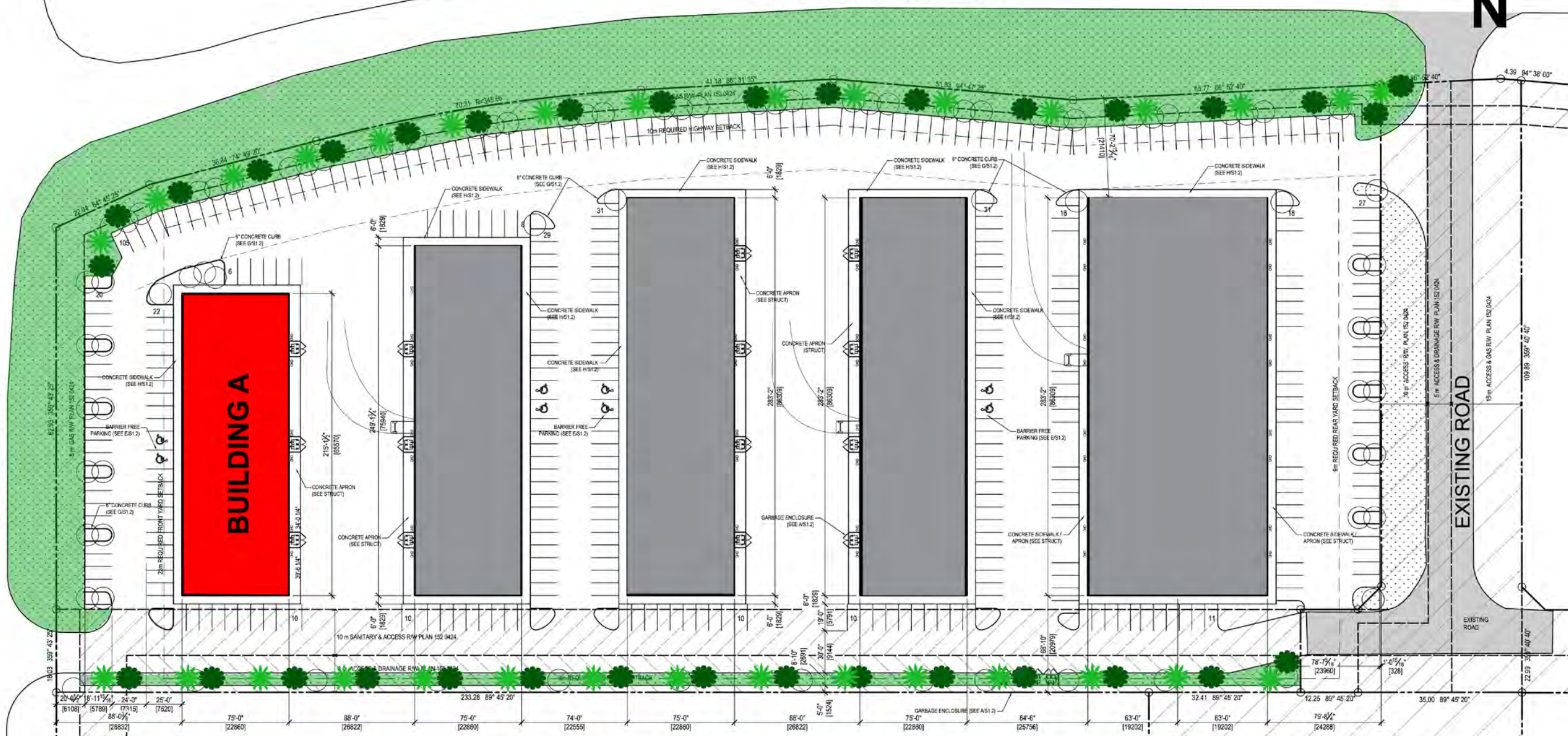
BUILDING A

 Phase 1

 Future Phases

- Zoning BI (Business Industrial District)
- Easy access to major routes including Highway 16A, Highway 16 Anthony Henday Drive and Whitemud Drive
- Prime exposure onto Highway 16A

- Professional business park, quality building, modern style development
- Fully serviced
- Optional mezzanine development
- Occupancy second quarter of 2016



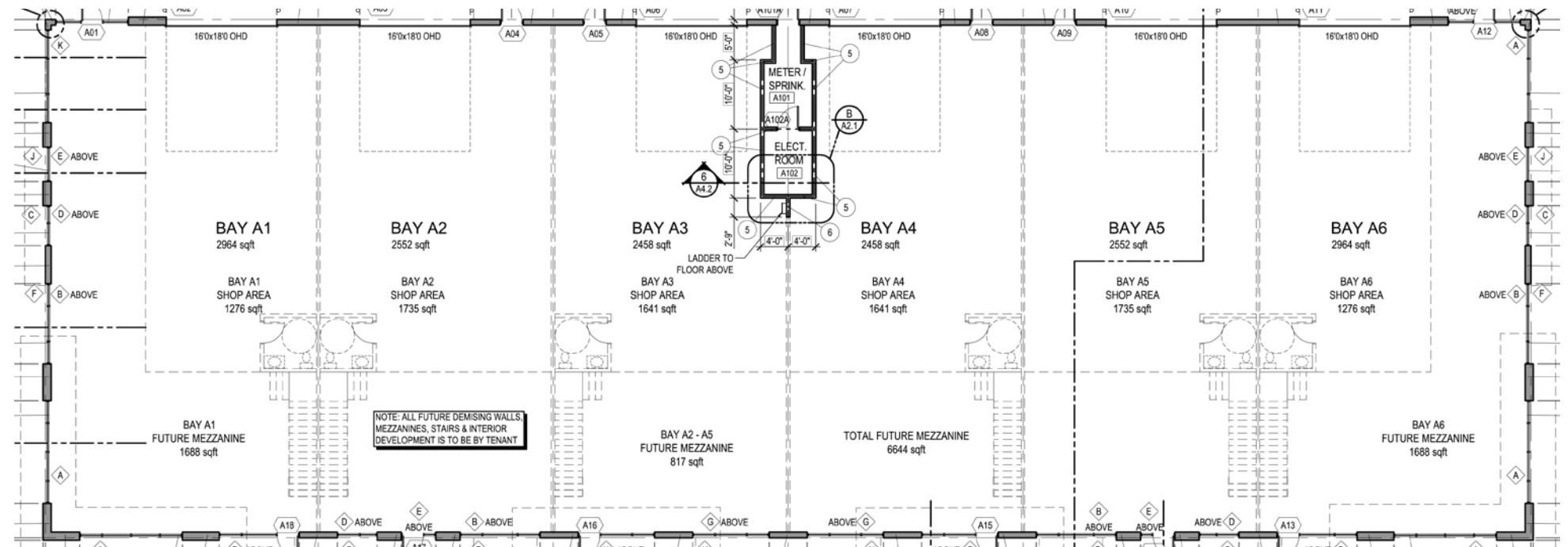
BEST IN CLASS

Be proud of where you work! Everything about Carrington South View Business Park offers the best in its class. Flexible size ranges, professional modern buildings and prime highway exposure. Be in good company surrounded by industry leaders within the light, medium and heavy industrial sectors.

Tenant improvement allowances are available and access to professional design consultants for your interior finishes. Possession Summer 2016.

OFFICE/WAREHOUSE FEATURES

- Bay sizes range from 34'-40'W & 75'L
- 20' ceiling clearance height
- Front and side signage opportunities
- Large 16' x 18' grade overhead loading doors
- Option for mezzanine development
- 100A-200A Bays/800A Bldg, 120/208V, 3P, 4W
- Crane option available if purchased/leased prior to building completion
- Fully sprinklered
- Precast concrete construction on 6" slab
- Steel roof deck on open web steel joists
- 2 compartment sumps per bay
- Roughed in plumbing for washrooms and sump
- Option of roof top HVAC/unit heaters
- Concrete sidewalks & apron, heavy asphalt paving
- Build-to-suit options available on excess lands



BUILDING A OFFICE/WAREHOUSE

BAY	A1	A2	A3	A4	A5	A6
SQ.FT.	2,964	2,552	2,458	2,458	2,552	2,964
MEZZ.	1,688	817	817	817	817	1,688
LEASE RATE:	\$16/SF	\$14/SF	\$14/SF	\$14/SF	\$14/SF	\$15/SF
SALE PRICE:	\$681,720	\$535,920	\$516,180	\$516,180	\$535,920	\$652,080

OWNERSHIP OR LEASE OPPORTUNITIES AVAILABLE

Compare between owning vs leasing scenario's. Financing is arranged with select financial institutions.

BENEFITS OF OWNING AND LEASING

OWN BENEFITS

Pay down your mortgage, property appreciates, equity builds
 Lock in with today's low interest rates
 Property is an investment that can be rented or sold
 Control over your own improvements

LEASE BENEFITS

Less up front costs required, amortize improvements
 Invest in your core business, not real estate
 Flexibility to expand/contract your space needs
 Less maintenance responsibility

OWN VS LEASE COSTS

(Mortgage calculation based on 30% down payment, 4% interest rate, 25 year ammortization, 5 year term)

*Financing can be at higher loan-to-value ratios, with interest only options

OWN

TOTAL SQ.FT.	2,552
PRICE/SQ.FT	\$210
PURCHASE PRICE	\$535,920
ANNUAL CONDO FEE	\$2/SF (est. TBC)
DOWN PAYMENT	\$160,776
MORTGAGE AMOUNT	\$375,144
MORTGAGE COST MTH.	\$1,973
MORTGAGE COST ANN.	\$23,676
5 YR PRINCIPAL PAYDOWN	\$48,566

LEASE

TOTAL SQ.FT.	2,552
LEASE TERM	5 years (60 months)
ANNUAL RATE	\$14/SF
ANNUAL OP. COST	\$4.50/SF (est. TBC)
ANNUAL BASE RENT	\$37,728
ANNUAL OP. COST	\$12,760
TOTAL ANNUAL RENT	\$50,488



FUTURE BUILDING B



The Edmonton Region's Only
RE/MAX Commercial Brokerage

FOR MORE INFORMATION PLEASE CONTACT:

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All building features and measurements need to be independently verified by the Purchaser/Tenant. Mortgage information is based on information received from a third party and is believed to be true and based on market rates. All financial information is to be verified by the financial institution of choice.

FUTURE BUILDING C

