

# FOR SALE OR LEASE

**RE/MAX**  
COMMERCIAL

## HOT PASS WELDING & MAINTENANCE



4424 - 50 Ave, Calmar | Alberta



**Sale: \$2,700,000**  
**Lease: \$10/SF**

- 6,880 SF shop with 880 SF of office space for sale or lease
- Business purchase available
- Well compacted and gravelled yard
- Highway exposure
- 5 overhead doors, 1 - 22' x 20' and 4 - 18, x 20'

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**RE/MAX Commercial Capital**  
**Ritchie Mill Business Centre**  
#302, 10171 Saskatchewan Drive  
Edmonton, AB T6E 4R5  
rcedm.ca | 780 757 1010

# FEATURES

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Address	4424 - 50 Ave, Calmar AB
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Yard Size	5.6 acres fully fenced & gravelled
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Year Built	1997
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Heating	Radiant
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Power	600 amp 480 volt
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- 5,000 CFM air make up unit
- 3,300 gallon cistern
- 2,200 gallon sceptic
- Pre-poured piles for cranes
- One - Atco office/lunch trailer
- 13,000 SF covered crane way (65' x 200'), built 2007
  - > Insulated
  - > 3 overhead doors - 18' x 20'
  - > 2 full length doors - 30' x 46'
  - > 45' high, 40' bridge, 36' under hook
  - > 2 - 10 ton cranes
  - > 10 welding outlets

# FINANCIALS

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Property Taxes	\$30,008.29
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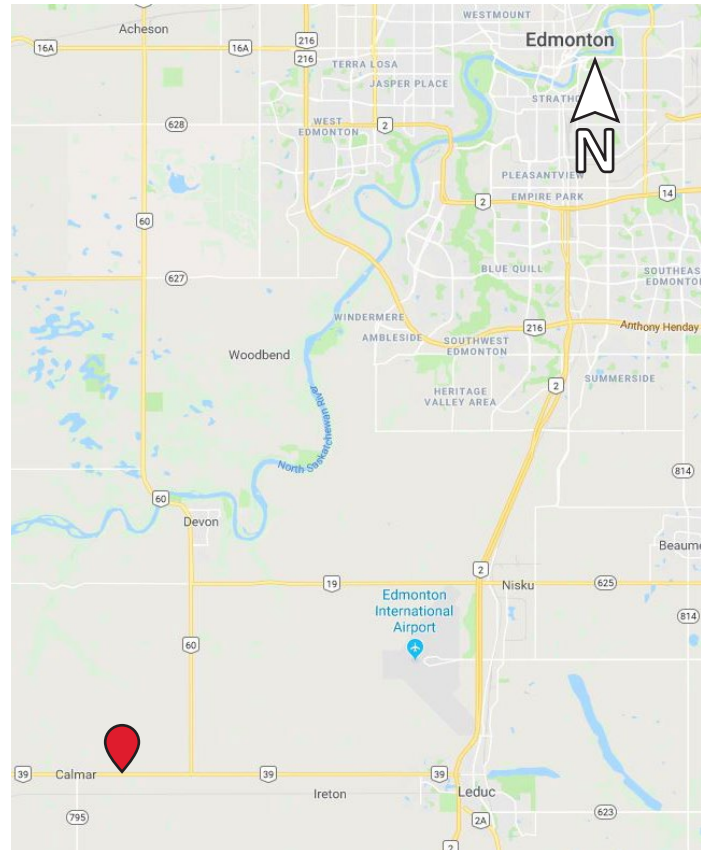
Lease Rate	\$10/SF
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Price	\$2,700,000
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## CONTACT US

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