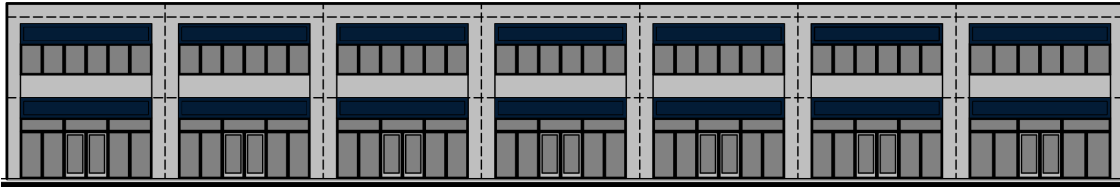


FOR SALE

INDUSTRIAL CONDO BAYS & WAREHOUSE GARAGES

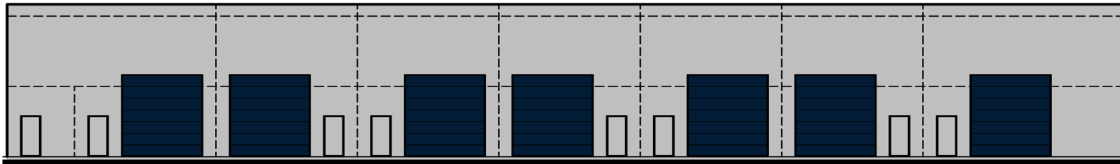
EASTPOINT

business park



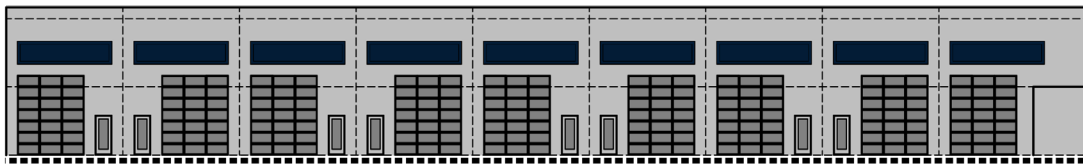
BUILDING "A" - SOUTH ELEVATION

Industrial Condo Bays
1,998 sq.ft. - 2,125 sq.ft.



BUILDING "A" - NORTH ELEVATION

Industrial Condo Bays



BUILDING "B" - SOUTH ELEVATION

Warehouse Garages
1,050 sq.ft. - 1,300 sq.ft.

Contact Us For Further Details

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Gerry Macdonald Jr.

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Jessica Macdonald

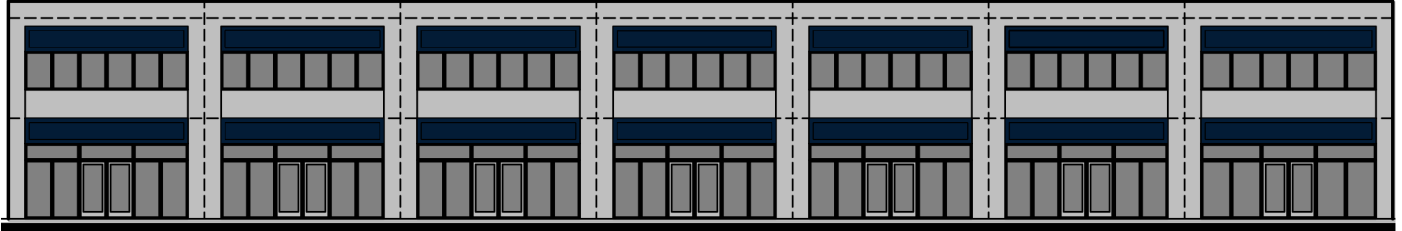
403-219-0151
jm@cmsrealestateltd.com

Jason Isfeld

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BUILDING A

Small Bay Industrial Condos



BUILDING "A" - SOUTH ELEVATION

FEATURES

Size: 1,998 Sq.Ft. - 2,125 Sq.Ft.
Loading: Drive In (12' x 14')
Power: 200 Amp per bay
Ceiling: 24' Clear

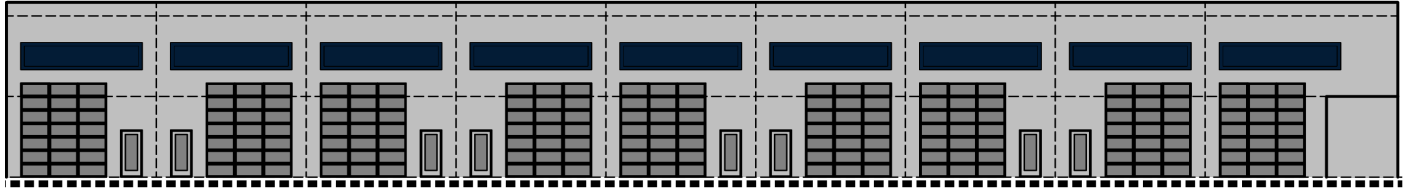
Parking: 3 per bay
Lighting: LED
Zoning: I-G Industrial General
Mezzanine can be built out

PRICING

Bay #	Unit Size	Price	Price/Sq.Ft.	Condo Fees
1	1,998 Sq.Ft.	\$489,500	\$245	TBD
2	1,998 Sq.Ft.	\$489,500	\$245	TBD
3	1,998 Sq.Ft.	\$489,500	\$245	TBD
4	1,998 Sq.Ft.	\$489,500	\$245	TBD
5	1,998 Sq.Ft.	\$489,500	\$245	TBD
6	1,998 Sq.Ft.	\$489,500	\$245	TBD
7	2,125 Sq.Ft.	\$520,750	\$245	TBD

BUILDING B

Warehouse Garages



BUILDING "B" - SOUTH ELEVATION

FEATURES

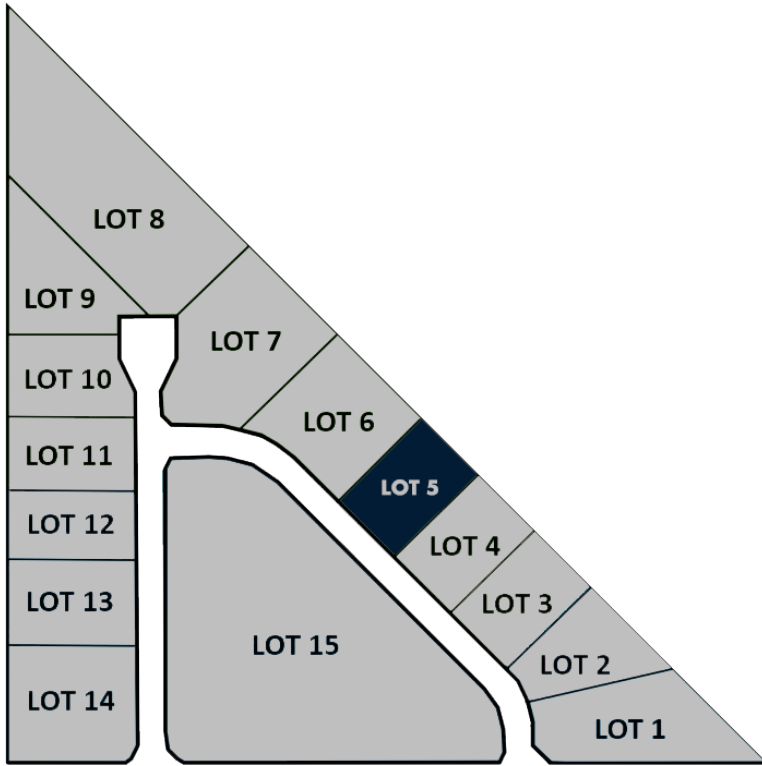
Size: 1,050 Sq.Ft. - 1,300 Sq.Ft.
Loading: Front Loading Drive In (12' x 14')
Power: 100 Amp
Ceiling: 24' Clear

Parking: In front of bay
Lighting: LED
Zoning: I-G Industrial General
Mezzanine build out optional

PRICING

Bay #	Unit Size	Price	Condo Fees
1	1,050 Sq.Ft.	\$289,000	TBD
2	1,050 Sq.Ft.	\$289,000	TBD
3	1,050 Sq.Ft.	\$289,000	TBD
4	1,050 Sq.Ft.	\$289,000	TBD
5	1,050 Sq.Ft.	\$289,000	TBD
6	1,050 Sq.Ft.	\$289,000	TBD
7	1,050 Sq.Ft.	\$289,000	TBD
8	1,050 Sq.Ft.	\$289,000	TBD
9	1,300 Sq.Ft.	\$354,000	TBD

LOT LOCATION



Directly fronting 52nd Street SE, Eastpoint Business Park is exposed to 28,000 cars per day. Located within walking distance to International Avenue (17th Ave SE) the business parking is positioned to take advantage of numerous amenities in the area including the recently constructed BRT (Bus Rapid Transit) which provides direct access to the Downtown Core.

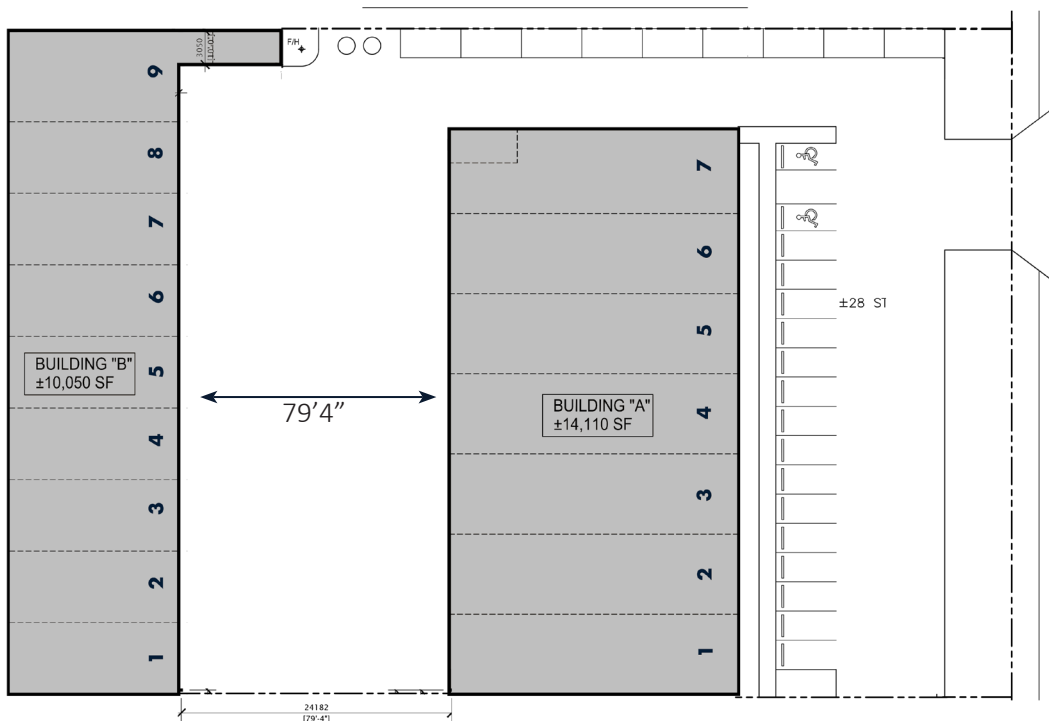
TRANS-CANADA HWY	4 KM
DEERFOOT TRAIL	4.5 KM
PEIGAN TRAIL	1.5 KM
DOWNTOWN	12 KM
STONEY TRAIL	3.5 KM
GLENMORE TRAIL	5.5 KM
17TH AVENUE SE	0.5 KM
AIRPORT	18 KM
MAX PURPLE BRT	0.5 KM

SITE PLAN

From standard industrial uses to personal and recreational vehicle storage or for a space to simply run your day-to-day business operations, Eastpoint Garages and Industrial Condos provide a highly flexible and customizable solution.

To view a complete list of available uses, access the following link:

POTENTIAL INDUSTRIAL GENERAL (I-G) USES



POTENTIAL HIGH RATIO FINANCING OPTIONS

- Potentially up to 90% financing by way of first mortgages
 - Subject to approved credit
 - Subject to approved financial statements
- Vendor assisted Financing
 - Vendor may consider secondary financing
 - Subject to approved credit
 - Subject to approved financial statements
 - Subject to approval/consent of first mortgage provider

LEASE VS OWN ANALYSIS

Purchase Example 1998 Sq.Ft. Unit

Sale Price:	\$489,500
Down Payment:	\$97,900
LTV:	80%
Loan Amount (Initial):	\$391,600
Interest Rate:	4%
Amortization Period:	25 Years
Monthly Payment:	\$2,059.90
Principal Payment in 5 Years:	\$50,697.20
Balance Owning After 5 Years:	\$340,902.80
Equity in Property:	\$148,597.20

Lease Example 1998 Sq.Ft. Unit

Lease Rate:	\$13.00/Sq.Ft.
Annual Rent:	\$25,974.00
Monthly Rent:	\$2,164.50

	OWNING	LEASING	DIFFERENCE
MONTHLY	\$2,059.00	\$2,164.50	\$104.60
ANNUAL	\$24,718.80	\$25,974.00	\$1,255.20
EQUITY AFTER 5 YEARS	\$50,697.20	\$0.00	\$50,697.20

“The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice.” The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.