



# Property Overview

|                        |                                    |
|------------------------|------------------------------------|
| <b>Site Area</b>       | 2.3 AC                             |
| <b>Zoning</b>          | IL1 (Light Industrial)             |
| <b>Parcels</b>         | 118986687, 122902185,<br>118986676 |
| <b>Possession</b>      | Negotiable                         |
| <b>Occupancy Costs</b> | TBD                                |
| <b>Net Lease Rate</b>  | Market Rate                        |

- Close to financial institutions, petrol, retailers and restaurants
- Corner lot with quick access to 51<sup>st</sup> Street and Marquis Drive
- Zoning permits numerous users and high-exposure signage
- Three (3) separate lots can accommodate a wide range of site plans and building sizes



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