

**OVER 40 YEARS IN
THE REAL ESTATE**

**HILL
REALTY
INC.**

**#144, 363 SIOUX ROAD
SHERWOOD PARK, AB**

T8A 4W7

PH. (780) 449-5622

FAX. (780) 449-7221

EMAIL: nhill01@telus.net

www.hillrealty.ca

Canadian Four Truck Repair and Truck Wash

Highway 36/ Highway 13
5207- 43 Street
Killiam Alberta.

Legal Address: Lot 2 and 3 Plan: 852-2410

Lot size: 1.03 acres

Building size: 15,300 sq ft

Taxes (2017): 15,221.80

Zoning: Light Industrial

Utilities on property: 220 power, gas town water and sewers

Lot: This property is graveled, fenced and landscaped very nicely.

Price: \$1,490,000.00

CANADIAN 4 BUILDING - KILLAM, ALBERTA

BUILT 2008

NORTH SECTION

Repair Facility	60 ft x 70 ft = 4,200 sft
Parts Room	20 ft x 26 ft = 520 sft
Welding Room	20 ft x 14 ft = 280 sft
Subtotal	5,000 sft

MID SECTION - OFFICE

Ground Floor	60 ft x 20 ft = 1,200 sft
Second Floor	60 ft x 20 ft = 1,200 sft
Subtotal	2,400 sft

SOUTH SECTION

Truck/Car Wash - Truck Bays	2 ft x 25 ft x 110 ft = 5,500 sft
Smaller Truck Bays	2 ft x 20 ft x 40 ft = 1,600 sft
	1ft x 20 ft x 30 ft = 600 sft
Equipment Room	1 ft x 10 ft x 20 ft = 200 sft
Subtotal	7,900 sft

TOTAL AREA **15,300 sft**

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations of any kind are made.

