



5680 Woodland Road

Innisfail, Alberta

Property Highlights

- Great location on Highway QE2 between Calgary and Edmonton
- 622 rentable units
- Three bedroom home included - 1,400 sf
- 7.00% CAP Rate based on 50% +/- Occupancy
- Asking Price: \$4,950,000

Ken Kiers

Personal Real Estate Corporation

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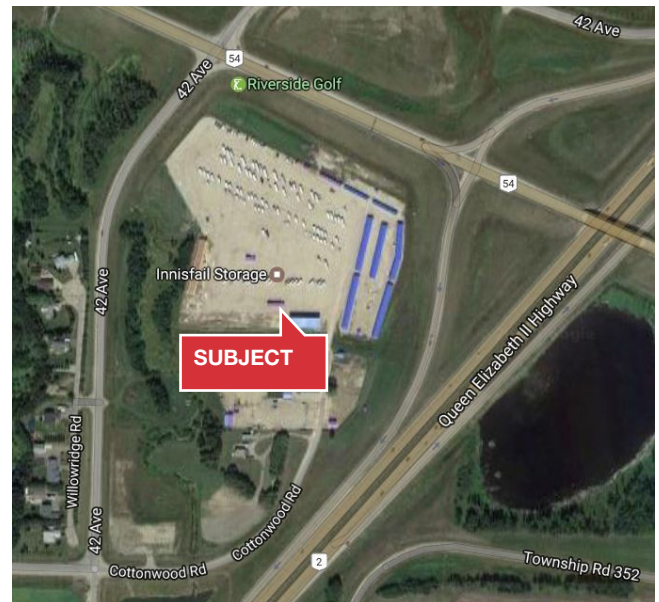
kkiers@naicommercial.ca

Western Canada's Self - Storage Expert

Dan Goldstrom

403 984 9800

dgoldstrom@naicommercial.ca



For Sale

OFFERED EXCLUSIVELY
Innisfail Storage

NAI Commercial NAI Advent

The Opportunity

NAI Commercial (Langley) LTD and NAI Advent are pleased to exclusively offer FOR SALE, the INNISFAIL STORAGE Facility, located in Innisfail, Alberta. This established facility is situated with full exposure to Queen Elizabeth 2 Highway in the Town of Innisfail, Alberta. All Warehouse and Storage units have recently been constructed, in stages, since 2013. Due to new construction, the facility is still in the “rent up” stage (self-storage and warehouse at 50% +/-) therefore the potential of increased rents upon full occupancy is enormous. In fact, based on current rental rates, full occupancy at Asking Price for this Property, reflects a **Cap Rate of almost 14%!**

The Location

Innisfail is located on the QE 2 Highway between Calgary and Edmonton in the Province of Alberta, Canada. 118 kilometers (1 hour) north of Calgary, 180 kilometers (90 minutes) south of Edmonton, 30 kilometers south (30 minutes) of Red Deer and only 33 kilometers (30 minutes) from the popular resort town of Sylvan Lake, Alberta. Innisfail offers unrivaled Rocky Mountain vistas and is close to some of the most visited tourist destinations in all of Central Alberta. Innisfail is a great place to raise a family, offering many outdoor activities and terrific schools with safe learning environments.

The Economics

Innisfail has a robust employment sector that ranges from major national corporations to various small family owned businesses. Innisfail is currently home to over 450 businesses. It is in close proximity to QE 2 and other major centers which helps Innisfail appeal to businesses and workers alike, whose services span the entire region and beyond. These advantages have attracted a wide and varied talent pool with a strong rural work ethic. The 2015 Census shows a population of approximately 8,000 in the Town of Innisfail.



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NAI Commercial NAI Advent

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Langley BC V3A 4H8
604 534 7974
www.naicommercial.ca

NAI Advent - Alberta
833 34th Avenue SE
Calgary Alberta T2G 4Y9
1.403.984.9800
www.naiadvent.com

For Sale

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PROPERTY

Legal Description	PLAN 0820732, BLOCK 2, LOT 2 EXCEPTING THERE-OUT ALL MINES AND MINERALS
Zoning	RD – Reserved for Future Development Designated Highway Commercial – HWY-C
Lot Size	26.320 acres (6+/- acres future development)
2016 Property Taxes	\$13,055.76

IMPROVEMENTS

Buildings	Office, Heated Shop, 3 Bedroom Home, Garage, Wellhouse, 7 Storage Warehouses
Units	179 self-storage units 19 warehouse/ car storage 17 covered RV/ boat storage 1 heated shop 406 RV parking spaces <hr/> 622 Total
Gross Building Size	43,584 +/- Square feet All improvements)
Net Rentable	39,324 +/- Square Feet (excluding Office & Home)
Living Area	3 bedroom house, 1,400 sq.ft.
Office	1 - 648 sq.ft
Garage	1 - 840 sq.ft.
Wellhouse	1 - 240 sq.ft.
Construction	Self-Storage (Built 2013 thru 2016) & Garage: 2x4 Frame; Big Bay Warehouse, Covered RV & Shop: Pole Construction
Occupancy	Self- Storage 50% Occupied (New Construction) Parking 84% Occupied

FUTURE REVENUE POTENTIAL

- Lease Vacant Storage Units
- Lease Vacant Parking Spaces
- Add Mobile Storage Units on Vacant Land (6+/- acres)
- Add Additional Square Feet of Building
- Add RV Parking Spaces
- Add Secondary Home for Rent

**Detailed financial package will be provided to qualified Purchasers, upon receipt of executed*

Non-Disclosure Agreement. (Attached)

This Opportunity is offered Exclusively. Agents representing a Buyer are to collect their fee from the Buyer.



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Office



House



Garage



Heated Shop



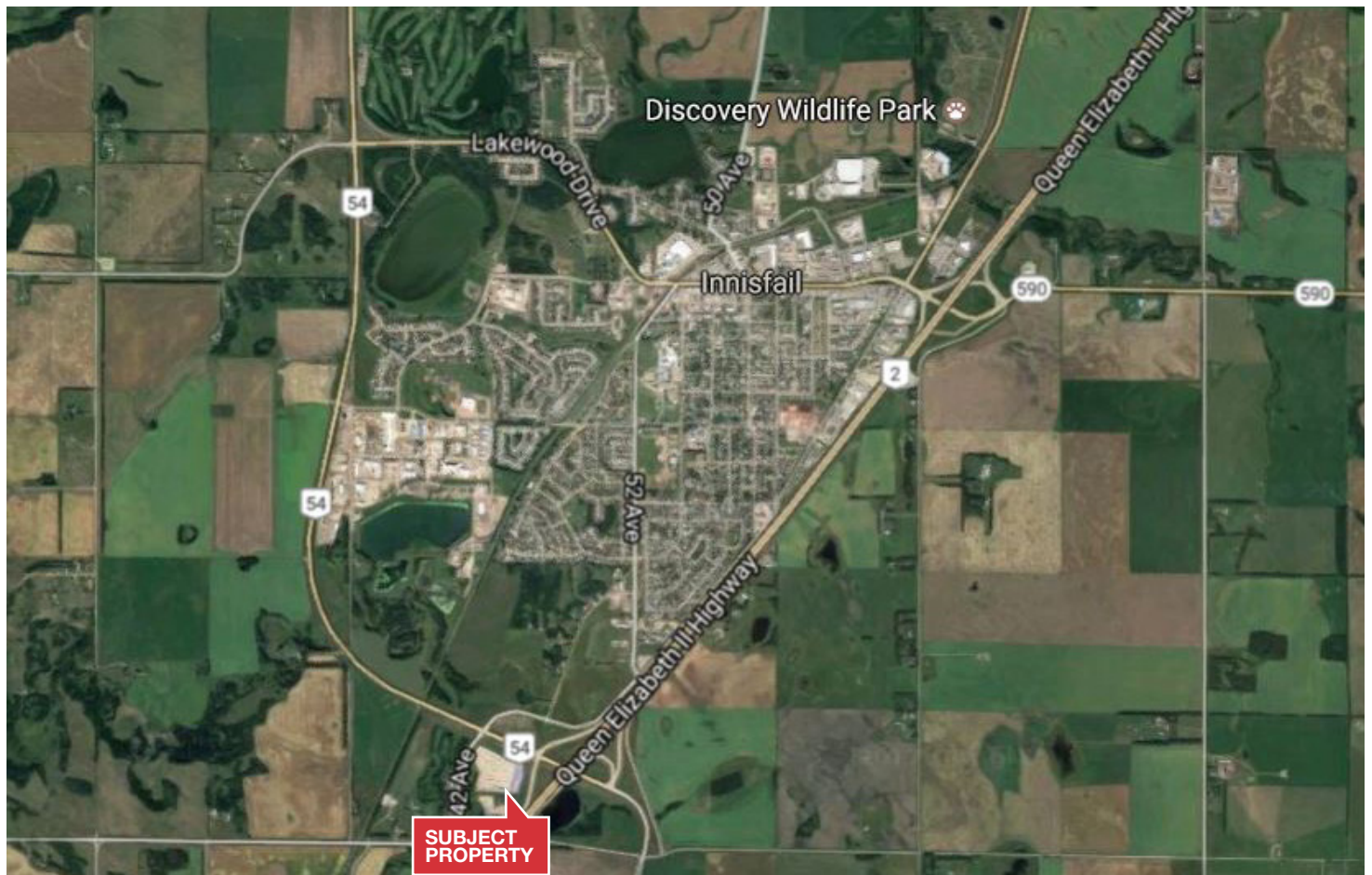
Big Bay Warehouse



Open Front RV Storage



Self - Storage Units



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Recent Significant Self Storage Sales include:
Henday Self Storage, Edmonton AB - \$8,500,000
Affordable Storage, Edmonton AB - \$8,500,000
Affordable Storage, Sherwood Park AB - \$15,700,000
All Secure Storage, Courtney BC - \$5,000,000
Econo Storage, Surrey BC - \$13,000,000
(Under Contract)
Westside Storage, Lethbridge AB - \$2,150,000

Call now for your free No-Obligation
evaluation of your property.

Western Canada's Self-Storage Expert

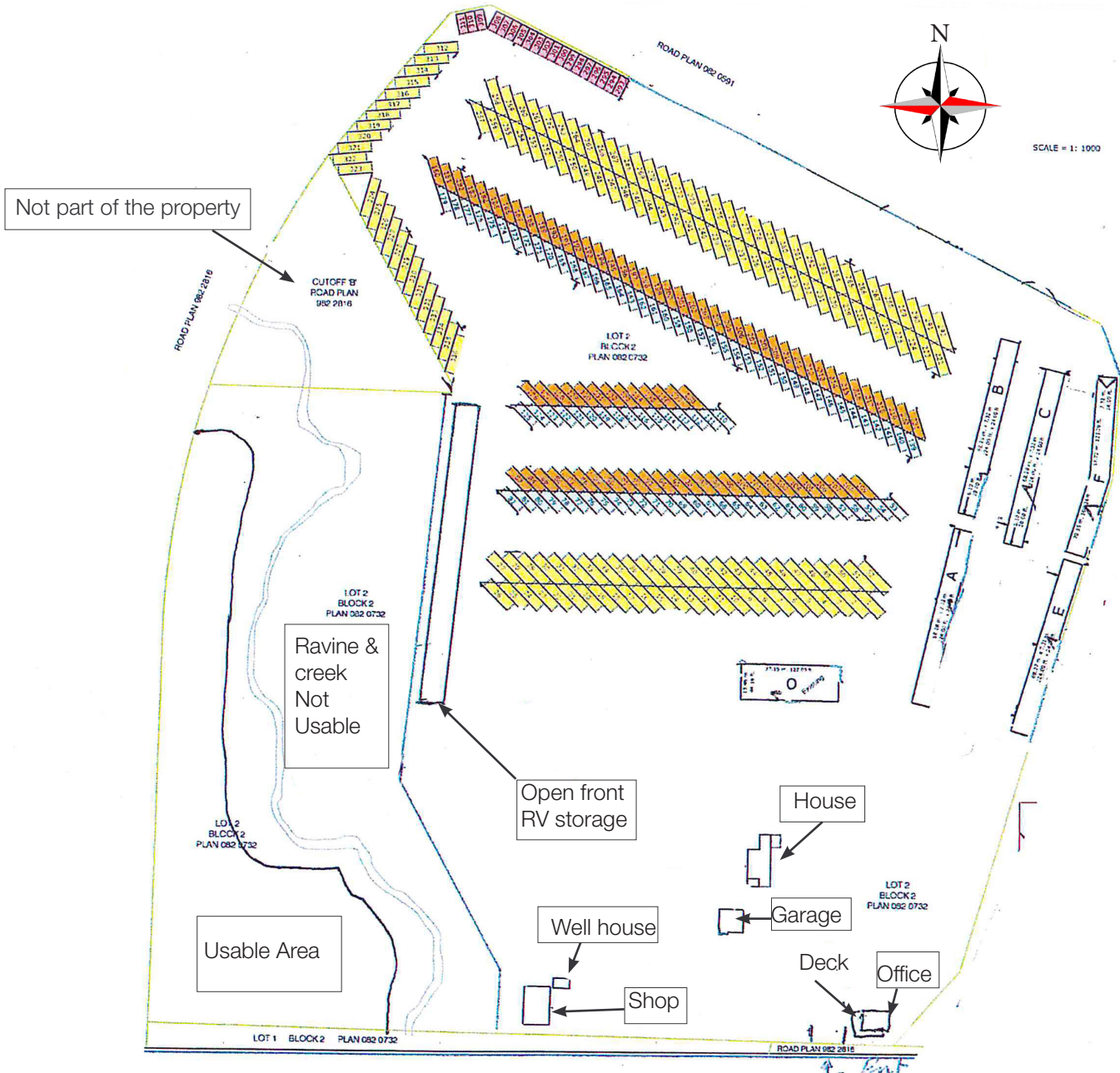
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www.naibc.ca/selfstorage



CONFIDENTIALITY AGREEMENT

TO: NAI Commercial
5718 Glover Road
Langley, BC V3A 4H8

NAI Advent
833 34 Ave SE
Calgary, AB T2G 4Y9

The undersigned Potential Purchaser has expressed interest in making an Offer to Purchase that property and or business located at 5680 Woodland Road, Innisfail, Alberta (hereinafter referred to as the "Property"). As a result, NAI Commercial and NAI Advent (hereinafter referred to as the "Agent"), is providing to the undersigned certain information about the Property which is non-public, confidential, or proprietary in nature on behalf of the owner. All such information and copies thereof together with any analyses, compilations, studies, or other documents prepared by the undersigned or agents, representative or employees of the undersigned which contain or otherwise reflect such information, together with information which is delivered verbally and is identified as confidential, is referred to herein collectively as the "Confidential Information".

As a condition and in consideration of your agreement to make the Confidential Information available, the undersigned covenants, acknowledges and agrees as follows:

1. That it will keep the Confidential Information confidential and will:
 - (a) not use the Confidential Information in any way detrimental to the Owner or its tenants;
 - (b) not use the Confidential Information in any way other than in connection with the undersigned's evaluation of the Purchase;
 - (c) not reveal the Confidential Information to its agents, representatives, and employees except to such of the aforesaid who agree to be bound by the terms of this agreement and who need the Confidential Information to evaluate the Purchase. The undersigned acknowledges that it is responsible for any breach of this agreement by its agents, representatives and employees.
2. That it may not assign or delegate any of its obligations pursuant to this agreement without the prior written consent of the Owner.
3. That it will keep record of the Confidential Information furnished and of its location. Confidential Information, except that portion consisting of analyses, compilation and studies, remains the property of the Agent and will be returned to it immediately upon request, together with all copies of the Confidential Information made by the undersigned.

4. That it will provide the Agent with prompt written notice of the circumstances surrounding any disclosure by it of Confidential Information, whether under compulsion of law or otherwise, in order that the Agent may seek a protective order or other appropriate remedy or waive compliance with the agreement, the undersigned will release only such Confidential Information as it is advised by written opinion of counsel is required and will use its best efforts to ensure that the Confidential Information is given confidential treatment.

5. That is hereby indemnifies and saves harmless the Agent their successors and assigns from any and all claims, losses, costs, or damages suffered or incurred by or against the Agent or owner by reason of the Agent releasing Confidential Information to the undersigned.

Acknowledged and accepted this _____ day of _____, _____

Company Name Telephone Number: _____

Signature

Signed by (Name) Email: _____

Position of Signator

Upon Completion of the above, please return via email to kkiers@naicommercial.ca

