

FOR SALE

CHESTERMERE HEALTH & COMMERCIAL CENTRE



\$13,000,000

## PROPERTY HIGHLIGHTS

- 21,384 SF of leasable space
- NOI: \$622,089, NNN: \$51,840 per month
- Includes adjacent land, construction permits and approvals for additional 21,384 SF.
- Cost to complete is estimated to be \$2.5M
- Anchor Tenant: Alberta Health Services - occupy approximately 11,000 SF
- Bldg 1 fully leased

## CONTACT INFORMATION

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### Roger Vekeman

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### Coldwell Banker Commercial West

#1208, 734 7 Ave SW

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288 KINNIBURGH BLVD, CHESTERMERE AB

PHOTOS



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