



TENANTS  
**WANTED**

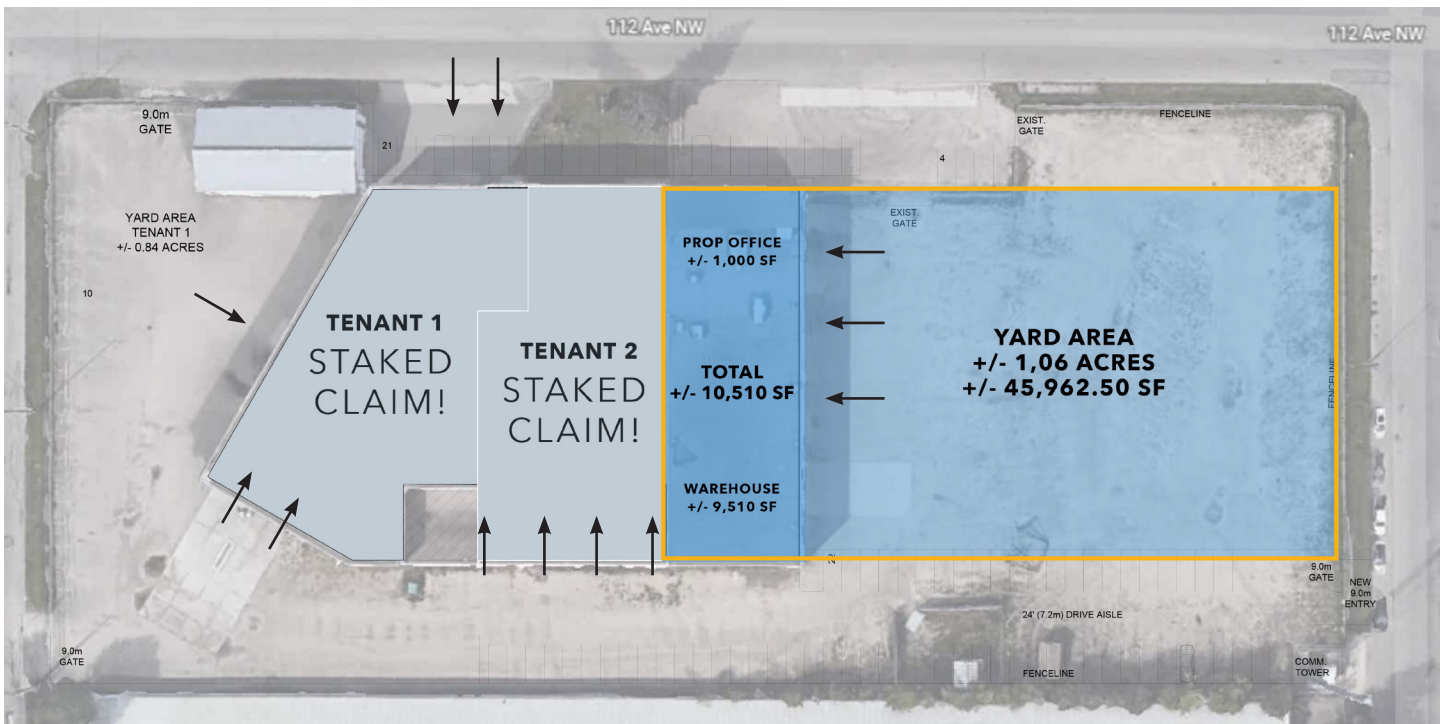


## WESTERN STAR BUILDING

15205 – 112 AVENUE

### HIGHLIGHTS

- 1.06 Acres of grazing land (fenced)
- 14 x grade loading doors for any size stage coach
- Fresh drinking water
- Up to 10,510 squares of space
- Vermin free
- Outlaws protected







## SCOPE OF WORK

- New roof
- Remove and replace floor
- New cladding on the exterior
- New HVAC system
- New office as required
- New paving and gravel throughout yard
- 4 grade loading doors (sunshine) 16'x14'
- 800 amp power
- Demolish portion of exterior
- Solar array on the roof

