



GRASSROOTS
REALTY GROUP

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6409 51 Avenue
Whitecourt, Alberta

MLS # A2290781



\$999,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,500 sq.ft.

Zoning: M-2 Heavy Industrial

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.33 Acres

Lot Feat: -

INVESTOR ALERT!! This 8 bay shop is fully rented, with 5 long term tenants. This profitable investment will be great for a new investor with as little as \$50k down, with a cap rate of almost 10% and a ROI of over 25% !! Located in the Whitecourt West Industrial Park, it is on the edge of the Duvernay Formation, one of North America's largest new gas reserves.