



**GRASSROOTS**  
REALTY GROUP

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**3704 53 Avenue  
Provost, Alberta**

**MLS # A2135513**



**\$2,200,000**

**Division:** Provost

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 16,000 sq.ft.

**Zoning:** M

**Heating:** Overhead Heater(s)

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Located in Provost. this exceptional 16,000 sq ft building, situated on 2 acres, constructed in 2014, is a prime opportunity for businesses seeking versatile and expansive space. With a 1,096 sq ft mezzanine featuring office space, this property caters to a variety of commercial needs. The 16,000 sq ft main area provides ample room for operations, ensuring your business has the space it needs to thrive. The building boasts high ceilings, allowing for flexible use of the space. Includes a wash bay, adding to the layout's versatility and suitability for various business types. The 1,096 sq ft mezzanine offers dedicated office space, perfect for administrative functions or as a management hub.