



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**5012 CAXTON Street  
Whitecourt, Alberta**

**MLS # A2136486**



**\$3,600,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 21,083 sq.ft.

**Zoning:** M-2

**Heating:** Forced Air, Natural Gas, Radiant

**Floors:** -

**Roof:** Mixed

**Exterior:** Mixed

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 2.31 Acres

**Lot Feat:** -

GREAT WHITECOURT INVESTMENT PROPERTY!!!!!!!!!! THIS 2.31 ACRE PROPERTY IS WELL MAINTAINED WITH EXCELLENT EXPOSURE TO HIGHWAY 43. IT CONSISTS OF TWO BUILDINGS. BUILDING 1 HAS 4686 SQ FT OF MODERN OFFICES AND 7 DRIVE THROUGH BAYS MEASURING 16,397 SQ FT & IS 80% LEASED. BUILDING 2 IS FREE STANDING, MEASURING 4252 SQ FT AND HAS A LONG TERM LEASE TO ENBRIDGE. THE YARD IS COMPACTED, GRAVELED AND FENCED WITH 2 GATED ACCESS POINTS.