



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.