



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

11250 97 Street  
Wembley, Alberta

MLS # A2183710



**\$16 per sq.ft.**

Division: NONE  
Type: Industrial  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 7,500 sq.ft.  
Zoning: -

Heating: -  
Floors: -  
Roof: -  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: n/a

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: 3.00 Acres  
Lot Feat: -

This 7,500 SF space, located in a fully demised multi-tenant property, boasts three 100-foot bays with three 16' x 16' overhead doors and includes 3 acres of fenced and graveled yard for secure equipment storage and operations. Positioned directly off Highway 43 just north of Wembley, this property offers exceptional accessibility at an affordable price. For those requiring more space, up to an additional 10 acres can be leased at \$1,500 per acre as requested. Don't miss out—contact your local Commercial Realtor® today to arrange a viewing or for more details.