

FOR SALE/LEASE



PRICE REDUCED

5705 & 5709 - 50 STREET

WARBURG, AB



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PROPERTY DETAILS

FOR SALE/LEASE | 5705 & 5709 - 50 Street, Warburg, AB

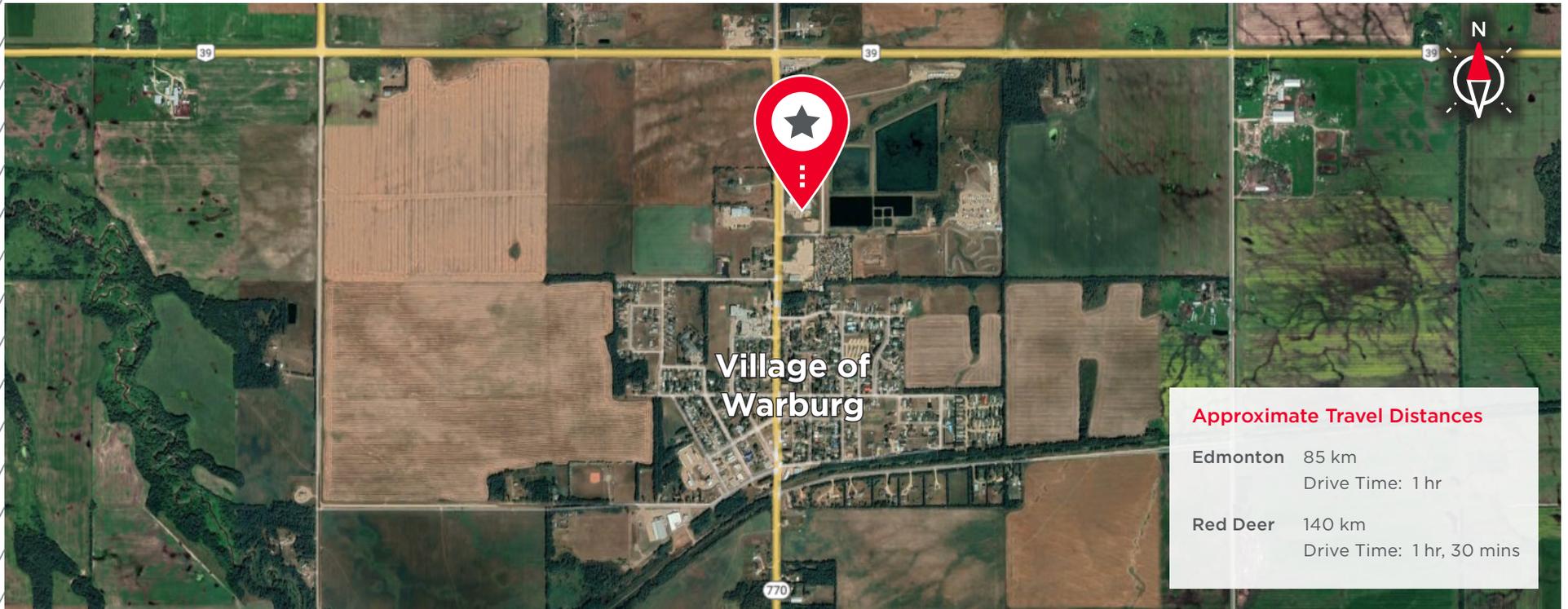
District:	Leduc County
Legal Description:	Plan 7921263, Block 1, Lots 2 & 3
Site Size:	± 2.70 acres
Total Rentable Area:	± 20,000 sf
Loading:	3 drive-in doors
Zoning:	L-1
Ceiling Height:	26'
Power:	TBV
Heating	Radiant
Asking Price:	\$1,200,000 NOW \$900,000
Asking Lease Rate:	\$6.00 psf
Property Taxes:	\$12,134 (2022)
Availability:	Immediate

HIGHLIGHTS

- Multi-door industrial facility with small office component
- ± 2,500 sf quonset included
- Two (2) separately titled lots
- Fully fenced property
- Built in 2005



LOCATION MAP



Village of
Warburg

Approximate Travel Distances

Edmonton	85 km
	Drive Time: 1 hr
Red Deer	140 km
	Drive Time: 1 hr, 30 mins

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