



**CUSHMAN &
WAKEFIELD**

FOR SALE

4405 Highway Street
Valleyview, AB

**3,200 SF OFFICE/WAREHOUSE
BUILDING ON 1.67 ACRES**



Property Facts

District	Valleyview
Legal Description	Plan 5204TR, Block 8
Site Area	± 1.67 acres
Ceiling Height	17'8" (TBV)
Zoning	HD (Highway Development)

Comments

- Freestanding office/warehouse building
- High exposure location
- Partially fenced and partially compacted gravel site
- Multiple access points

Sale Particulars

Available Area	± 3,200 sf
Office Area	± 800 sf
Warehouse Area	± 2,400 sf
Storage Mezzanine	± 800 sf
Loading	1 (14' x14') drive-in door
Asking Price	\$670,000
Property Taxes	\$4,544.85 (2022 est.)
Available	Immediately

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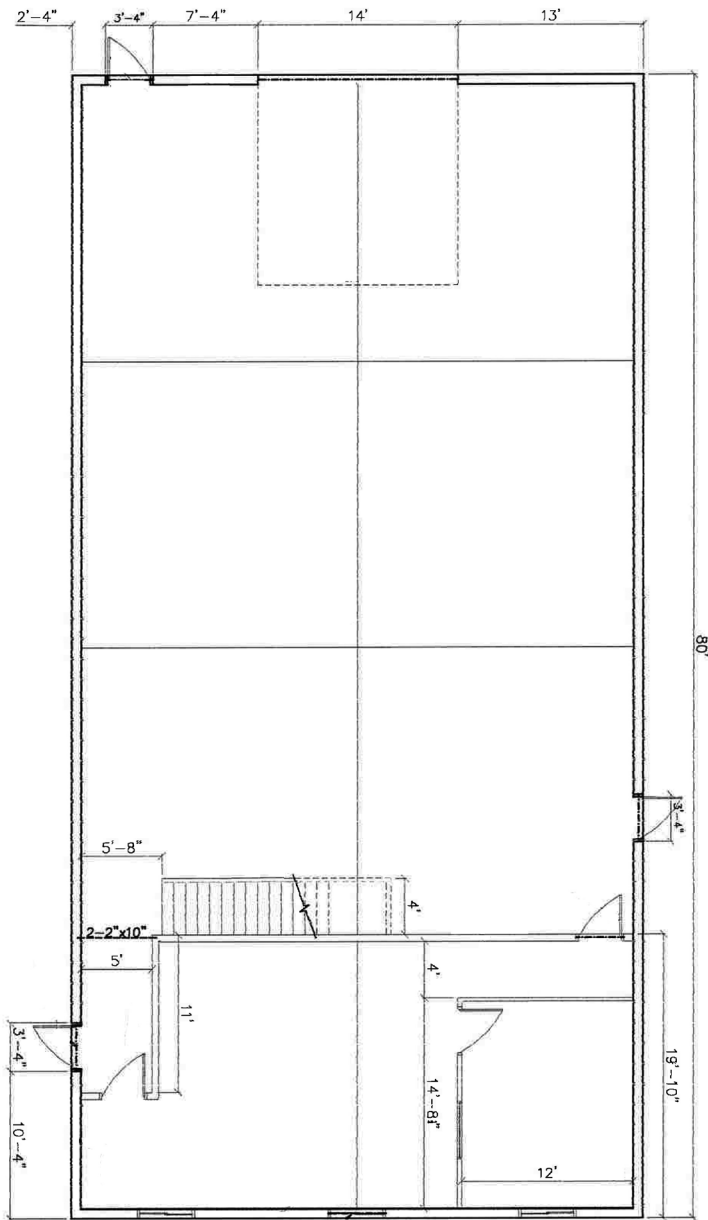
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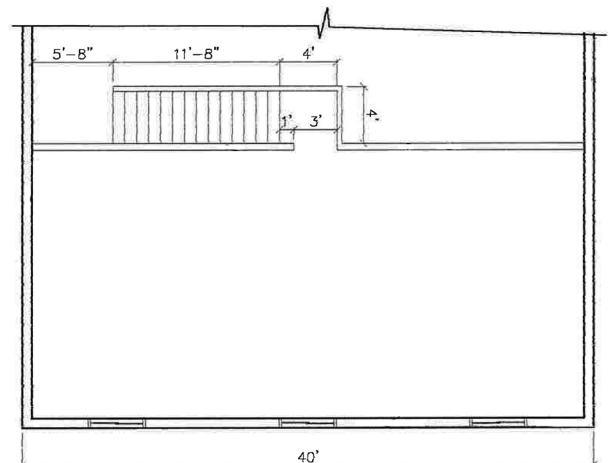
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Floor Plan

Main Floor



Storage Mezzanine



* Not to scale, not exactly as shown.



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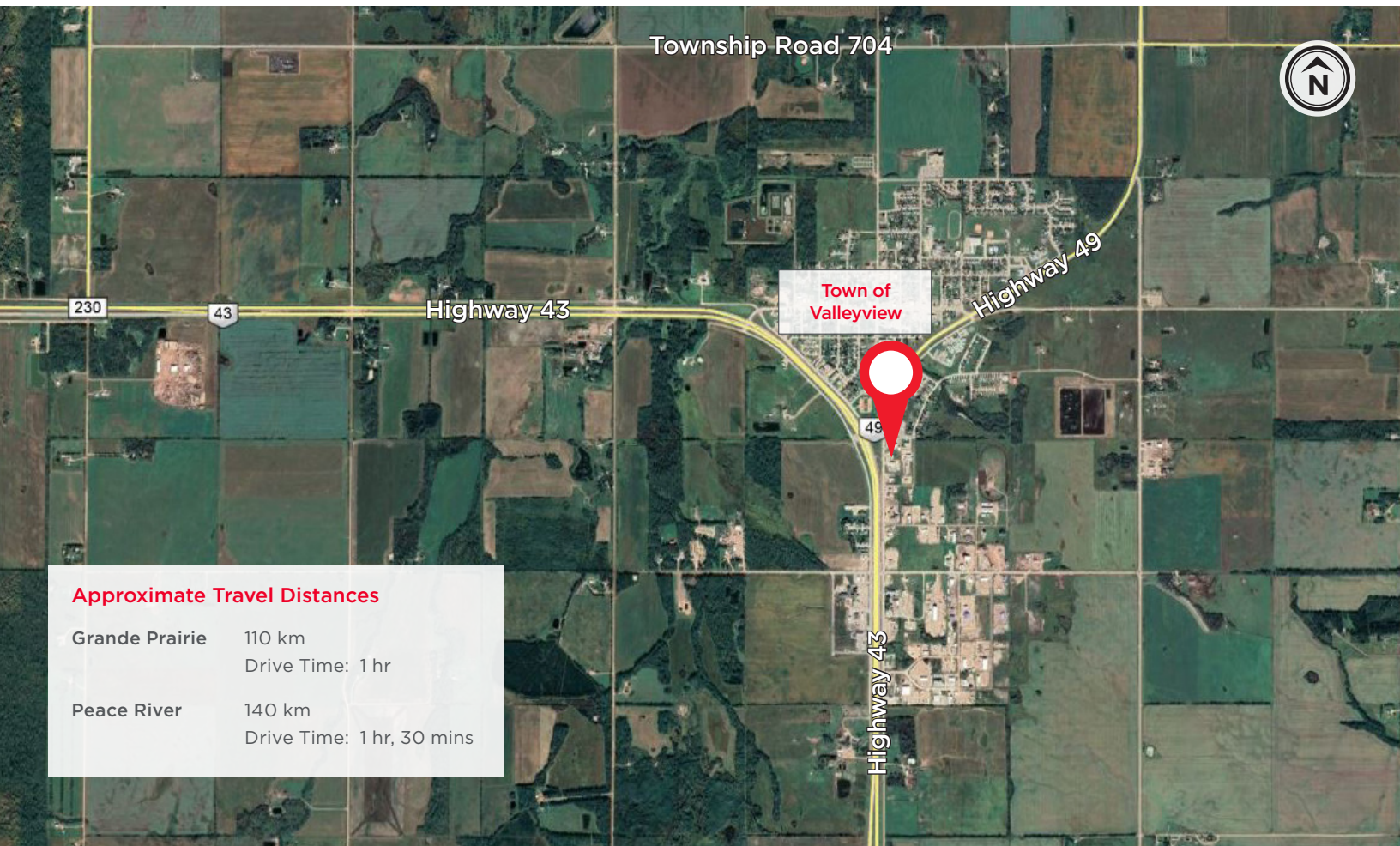
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Aerial View



Location Map



Approximate Travel Distances

Grande Prairie	110 km Drive Time: 1 hr
Peace River	140 km Drive Time: 1 hr, 30 mins