

**FOR SALE/LEASE**

# **5544 56 STREET** **HIGH PRAIRIE, AB**

**±4,500 SF BUILDING WITH  
QUONSET ON ±5.0 ACRES**



**Jeff Drouin Deslauriers, SIOR®**  
Associate Partner  
Industrial Sales and Leasing  
587 338 5333  
[jeff.deslauriers@cwedm.com](mailto:jeff.deslauriers@cwedm.com)

**Shelley Horb**  
Team Coordinator, Licensed  
780 420 1177  
[shelley.horb@cwedm.com](mailto:shelley.horb@cwedm.com)

# PROPERTY HIGHLIGHTS

- Reception area with two offices
- Undeveloped mezzanine
- Power: 200A (To Be Verified)
- Loading doors: Grade level (5) doors, each 16' x 14'
- Lighting: LED
- Heating: Gas-fired unit & radiant heating
- Sumps: Yes, with trench
- Cranes: None
- Clear height: 19'-20'
- Steel Frame Industrial Building



## PROPERTY DETAILS

**MUNICIPAL ADDRESS:**

5544 - 56 Street, High Prairie, AB

**LEGAL DESCRIPTION:**

Plan 0220878, Block 3, Lot 1

**ZONING:**

C-2 (Secondary Commercial District)

**SITE SIZE:**

±5.0 Acres

**LEASABLE AREA:**

±4,500 SF

**POWER:**

200 A (to be verified)

**LOADING DOORS:**

Grade (5) 16'x14'

**LIGHTING:**

LED

**HEATING:**

Gas-fired unit & radiant heating

**SUMPS:**

Yes, with trench

**CRANE:**

None

**CLEAR HEIGHT:**

19' - 20'

**SITE SERVICING:**

Partial servicing

## OPPORTUNITY

**SALE PRICE:** \$889,350

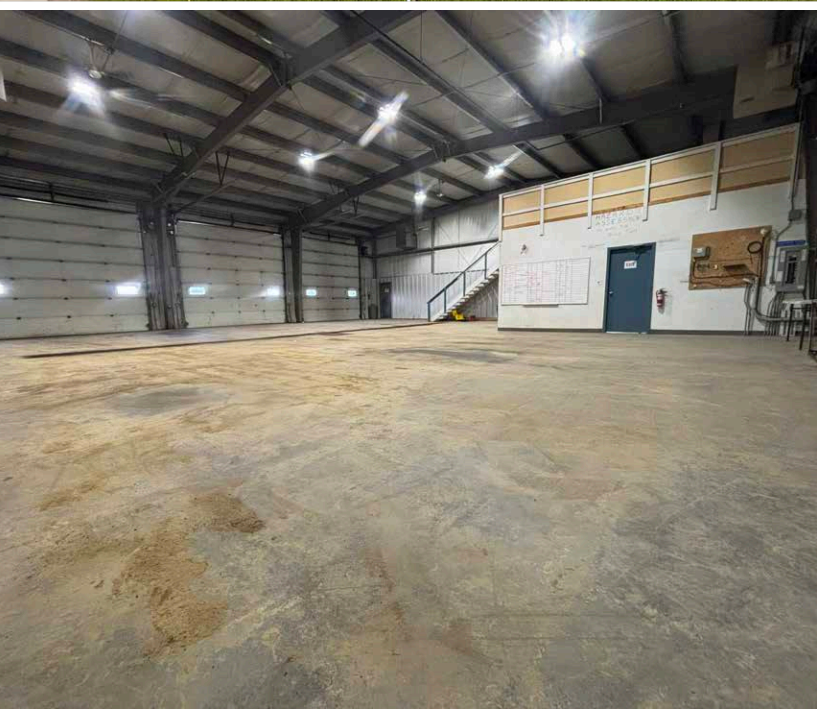
**LEASE RATE:** MARKET

**TAXES:** TBC

**AVAILABILITY:** NEGOTIABLE

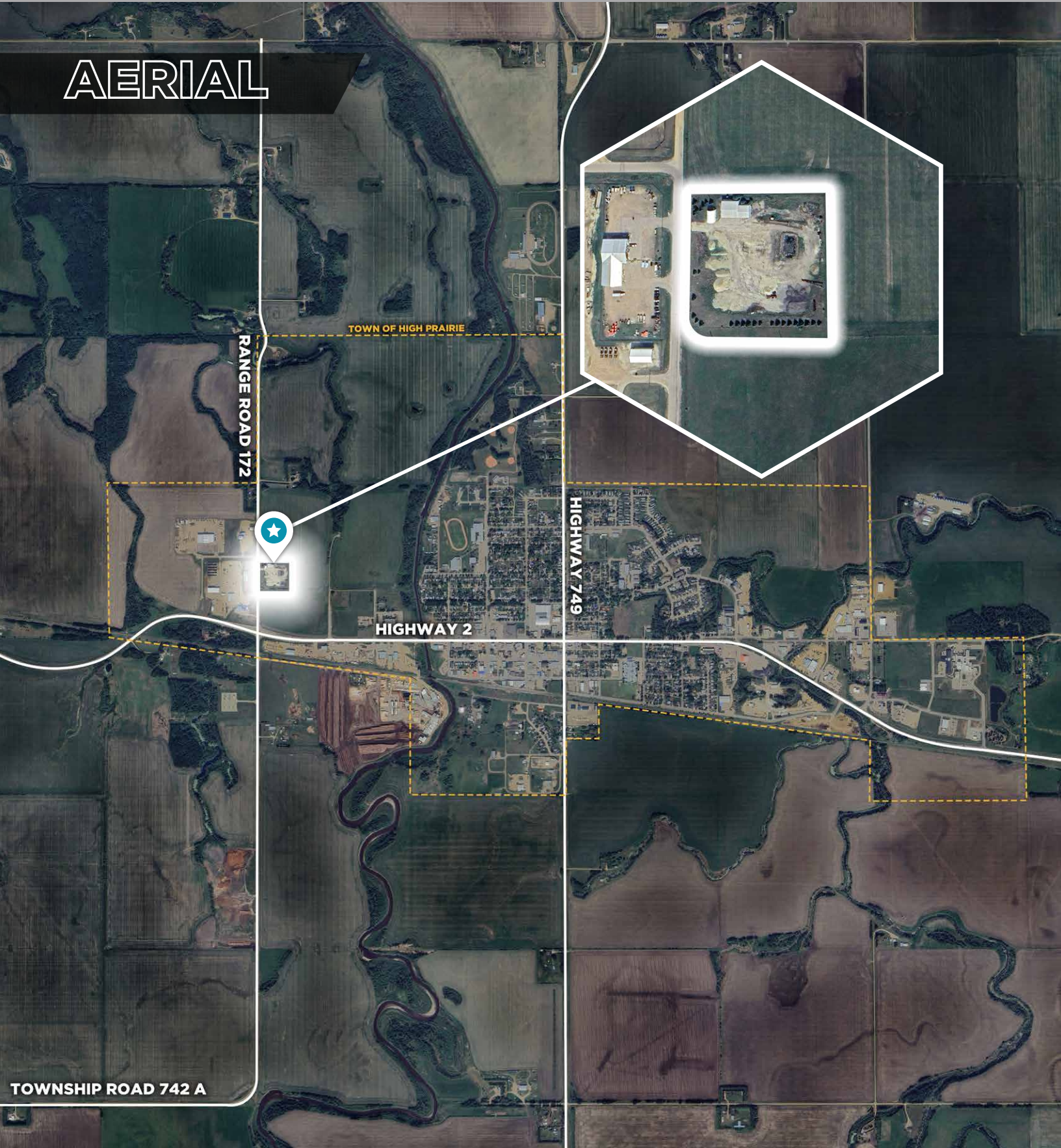


# PROPERTY PHOTOS





# AERIAL



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