

**FOR SALE/LEASE**

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

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



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# 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

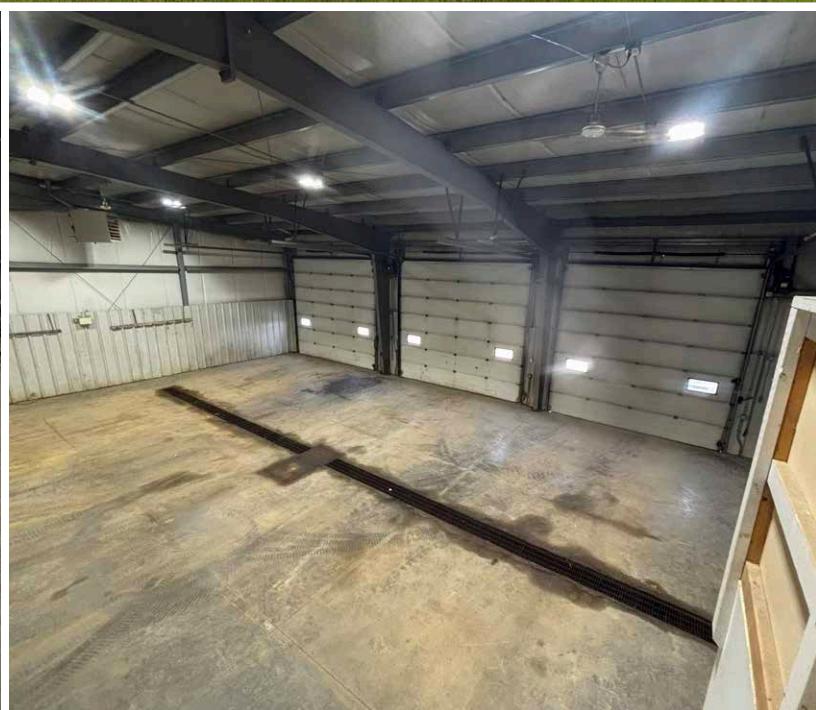
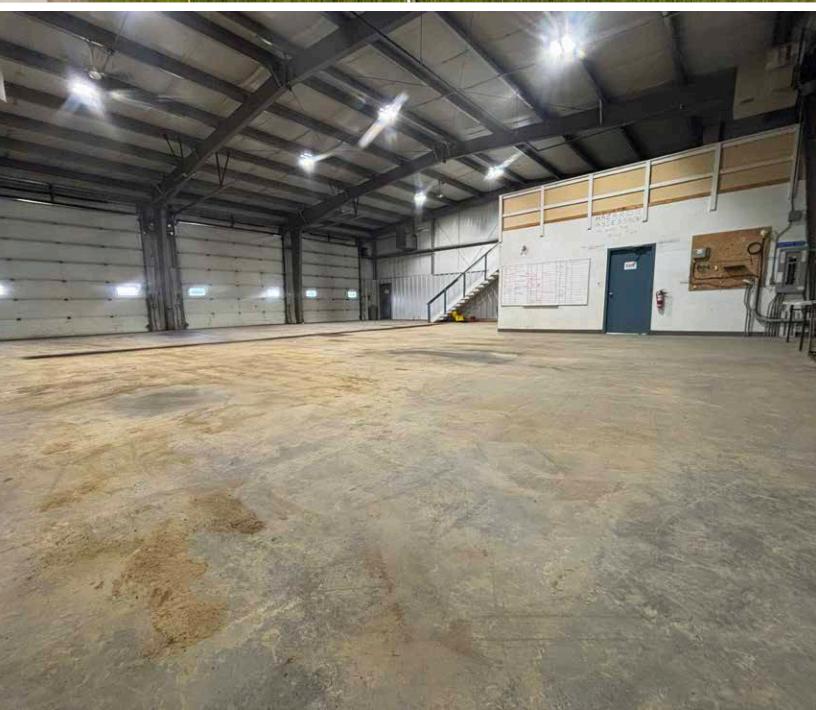
**SALE PRICE:** \$889,350

**LEASE RATE:** MARKET

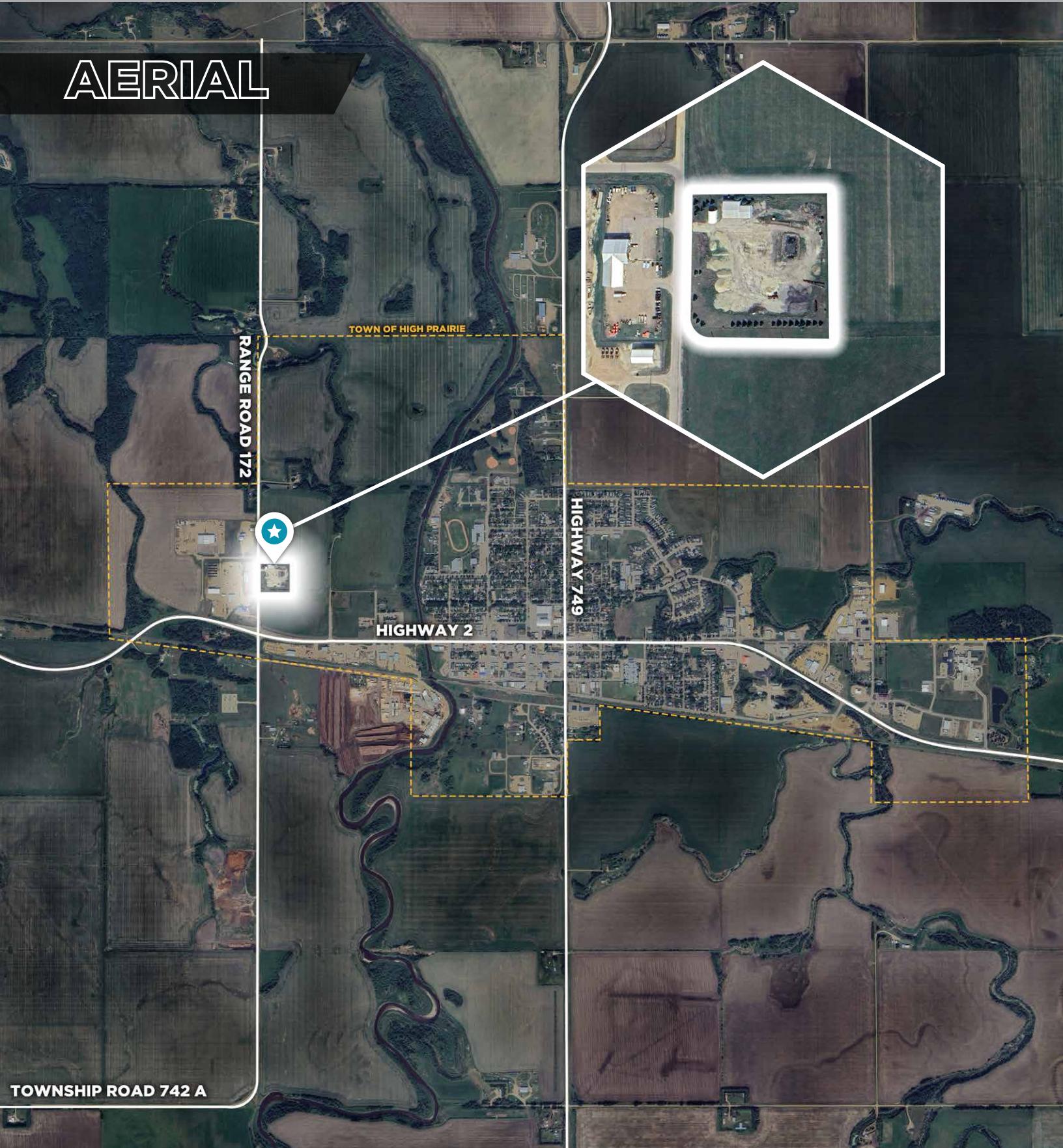
**TAXES:** TBC

**AVAILABILITY:** NEGOTIABLE

# PROPERTY PHOTOS



# AERIAL



 **CUSHMAN &  
WAKEFIELD**  
Edmonton

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