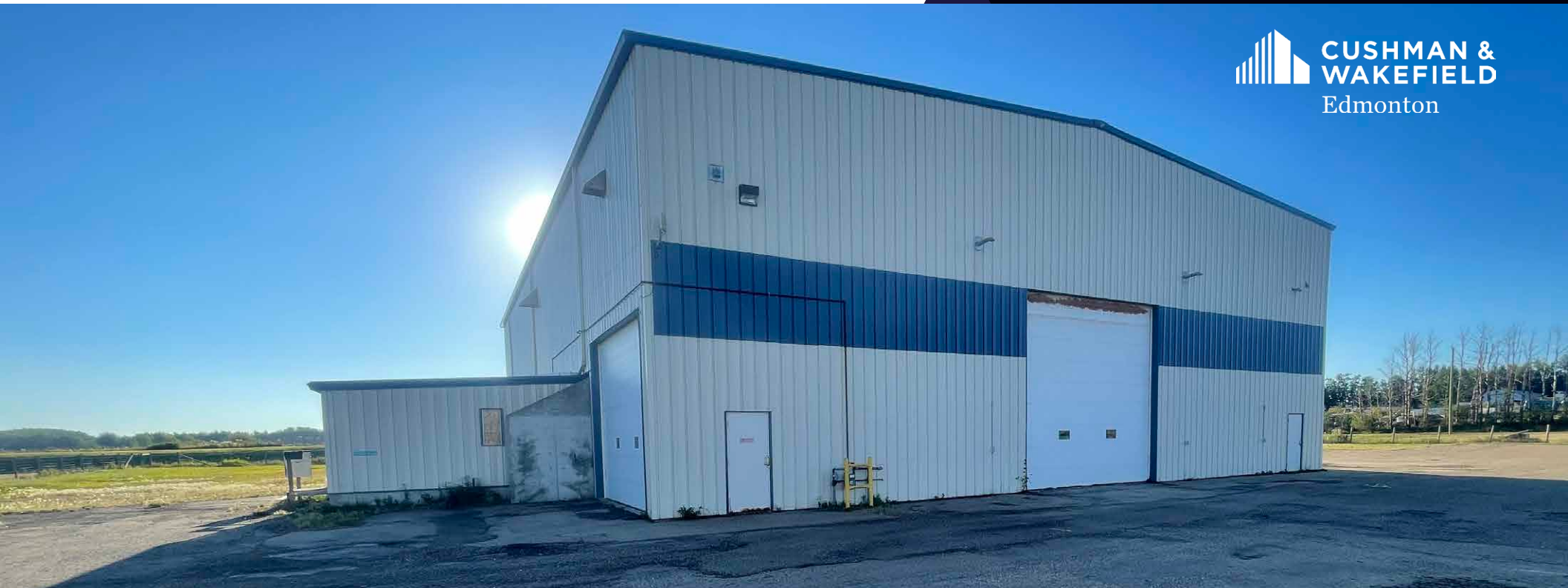




FOR SALE/LEASE

5705 & 5709 50 STREET WARBURG, ALBERTA

PRICE REDUCED

±10,000 SF on ±2.70 Acres with Quonset

Jeff Drouin Deslauriers, SIOR®
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PROPERTY 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



PROPERTY DETAILS

Legal Description:	Lot 65, Block 6, Plan 0526431
Zoning:	L-1
Year Built:	2005
Market:	Village of Warburg
Site Size:	± 2.70 acres (2 titles)
Leasable Area:	± 10,000 SF + ±2,500 SF Quonset
Power:	TBV
Loading Doors:	grade (2) 18' x 14' grade (1) 18' x 18'

Heating:	Radiant
Clear Height:	31' Ceiling

Lease Rate:
\$6.00 per SF

Operating Cost:
TBV

Sale Price:
\$1,200,000 **NOW \$900,000**

Taxes:
\$12,134 (2025) TBC

Availability:
Immediate

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5705 & 5709 50 STREET WARBURG



Close proximity to the Edmonton
International Airport, Genesee Power
Station and Pigeon Lake

HIGHWAY 39

HIGHWAY 770

AERIAL



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