

FOR SALE



PROVOST INDUSTRIAL OPPORTUNITY

5123 49 AVENUE, PROVOST, AB

5,200 SF FREESTANDING BUILDING

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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Andy Horvath
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PROPERTY HIGHLIGHTS

- Freestanding Industrial building with waterfront
- (1) 1-ton Jib Crane
- 1,200 SF of office area



PROPERTY DETAILS

MUNICIPAL ADDRESS: 5123 49 Avenue, Provost, AB

LEGAL DESCRIPTION: PLAN 2695CL, Part A

YEAR BUILT: 1985

SITE SIZE: 2.46 Acres (Waterfront with Approximately 0.9 Acres of Usable Area)

LEASABLE AREA: MAIN FLOOR OFFICE: 1,200 SF
WAREHOUSE: 4,000 SF

TOTAL: 5,200 SF

POWER: To be Confirmed

LOADING DOORS: (3) Grade 14' x 12', (1) Grade 14' x 18'

CRANE: (1) 1-ton Jib Crane

CLEAR HEIGHT: 16'

SALE PRICE: \$300,000.00

TAXES: To be Confirmed

AVAILABILITY: Immediately

PROPERTY PHOTOS



AERIAL VIEW



HIGHWAY 13

53 STREET

39 STREET

LAGOON DRIVE



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