



## PROPERTY HIGHLIGHTS

### INDUSTRIAL YARD AND WAREHOUSE

#### LOCATION:

25 WHEATLAND CRESCENT, PROVOST, AB

## FOR SALE & SUBLEASE

- INDUSTRIAL YARD FOR SALE
- INDUSTRIAL WAREHOUSE FOR SUBLEASE
- GREAT LOCATION IN PROVOST – EASY ACCESS TO HIGHWAYS 13 AND 899. LESS THAN 1 HOUR TO HARDISTY, AND ONLY 120 KMS TO LLOYDMINSTER
- CLOSE TO AMENITIES, INCLUDING UFA PETROLEUM, MOTELS AND DINING
- AVAILABLE IMMEDIATELY

# FOR SALE & SUBLEASE

## INDUSTRIAL YARD AND WAREHOUSE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 25 Wheatland Crescent, Provost, AB

**ZONING:** iND (Industrial)

**POSSESSION:** Immediate

#### OFFICE AND WAREHOUSE

**TOTAL SIZE:** 12,000 Sq.Ft on 0.75 Acres (+/-)

1,500 Sq.Ft office (+/-)

**LOADING:** (5) 12' X 14' grade loading doors

**POWER:** 400 Amp, 3 Phase (TBC)

**LEASE RATE:** \$10.00/Sq.Ft (+/-)

**OP.COSTS:** TBC

#### ADDITIONAL DETAILS:

- Sumps

#### INDUSTRIAL YARD WITH WAREHOUSE

**TOTAL SIZE:** 0.75 Acres (+/-)

**PURCHASE PRICE:** Market

#### ADDITIONAL DETAILS:

- Small warehouse with grade loading door
- Easy ingress/egress

### MORE INFORMATION

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HIGHWAY 13

57 AVENUE

WHEATLAND CRESCENT

RANGE ROAD 24

44 STREET



**25 WHEATLAND CRESCENT**

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

**780.488.0888**

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