

FOR SALE

2.31 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



MOTIVATED VENDOR

5012 Caxton Street, Whitecourt, AB

WHITECOURT INVESTMENT OPPORTUNITY

Property Highlights

- Well maintained property with excellent exposure to Highway 43
- Appointed offices with high-end finishes including a developed mezzanine
- Large compacted, graveled, and fenced yard with 2 gated access points
- Anchor Tenants: Enbridge, Vault Storage
- Seven drive-thru bays



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



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.

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Main Building Information

Size: Warehouse 16,397 Sq. Ft. (+/-)
Main Floor Office 2,343 Sq. Ft. (+/-)
Second Floor Office 2,343 Sq. Ft. (+/-)
Total Size 21,083 Sq. Ft. (+/-)

Construction: Concrete block/metal cladding with concrete slab foundation

Roof: Sloped, metal clad

Ceiling Height: 16' clear (TBC)

Loading: Fourteen (14) 14' x 12' grade level
Seven (7) drive-thru bays

Secondary Building Information

Size: Warehouse 2,452 Sq. Ft. (+/-)
Main Floor Office 1,800 Sq. Ft. (+/-)
Second Floor Office 2,343 Sq. Ft. (+/-)
Total Size 4,252 Sq. Ft. (+/-)

Construction: Concrete block/metal cladding with concrete slab foundation

Roof: Sloped, metal clad

Ceiling Height: 16' clear (TBC)

Loading: One (1) 14' x 12' grade level



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Property Information

Municipal Address: 5012 Caxton Street, Whitecourt, AB

Legal Address: Plan 1584NY, Lot G

Size: 2.31 Acres (+/-)

Zoning: M2 Heavy Industrial

Cap Rate: 8.81%

Fully Leased: 5 year term

Contact

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Associate

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lee@lizotterealestate.com

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Purchase Price: ~~\$4,800,000~~ \$4,500,000.00

*NDA required for rent roll

