

# FOR SALE

Up to 24,000 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**PRICED REDUCED!**  
**MOTIVATED VENDOR, OPEN TO OFFER!**

**5312 36 Street, Provost, AB**

## OWNER / USER INVESTMENT OPPORTUNITY

### Property Highlights

- **North Building is Leased out**
- Second-floor office, tool room, and board room in South Building
- **Graveled yard** with multiple access points
- **Drive through bays** in the south building
- **Wash Bay** with Hotsy washer and multiple wand reels



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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



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## Property Information

**Municipal Address:** 5312 - 36 Street, Provost, AB

**Legal Description:** Plan 9823040; Block 3; Lots 6,7 and 8

**Site Size:** 3 Acres (+/-)

**Building Size:** **North Building** 8,000 Sq. Ft. (+/-)  
**South Building** 16,000 Sq. Ft. (+/-)

**Loading:** **North Building** Eight 12'x14' Grade  
**South Building** Twelve 14'x18 Grade

**Zoning:** Town of Provost

**Parking:** Ample surface parking

**Ceiling Height:** **North Building** 16'  
**South Building** 20' TBC

**Power:** TBC

**Sumps:** Yes

**Heating:** Radiant in Shop

**Possession:** Immediate / Negotiable

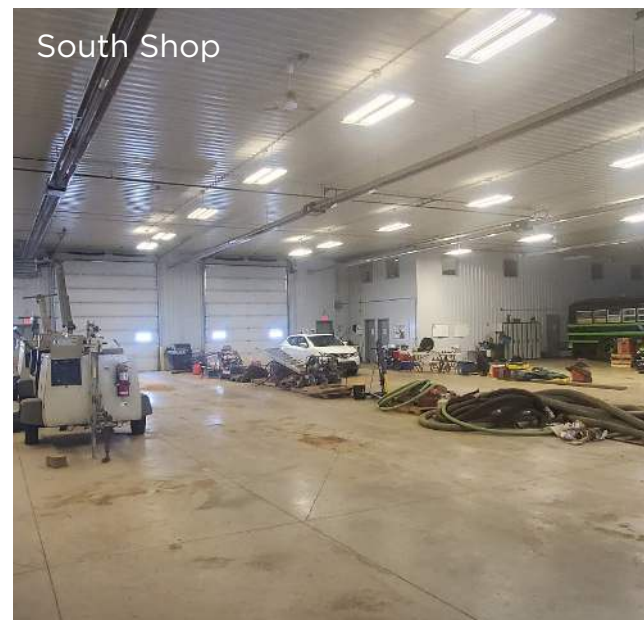
**Other Highlights** High-efficiency lighting  
South Building was constructed in 2014  
Ventilation fans  
Security Cameras  
**Opportunity to Subdivide**

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**Purchase Price:** ~~\$3,000,000~~ \$2,900,000.00

**Lease Rate:** Negotiable | **Op. Costs:** TBC

**Property taxes:** **North Building** \$11,682.29 (2021)  
**South Building** \$25,891.25 (2021)

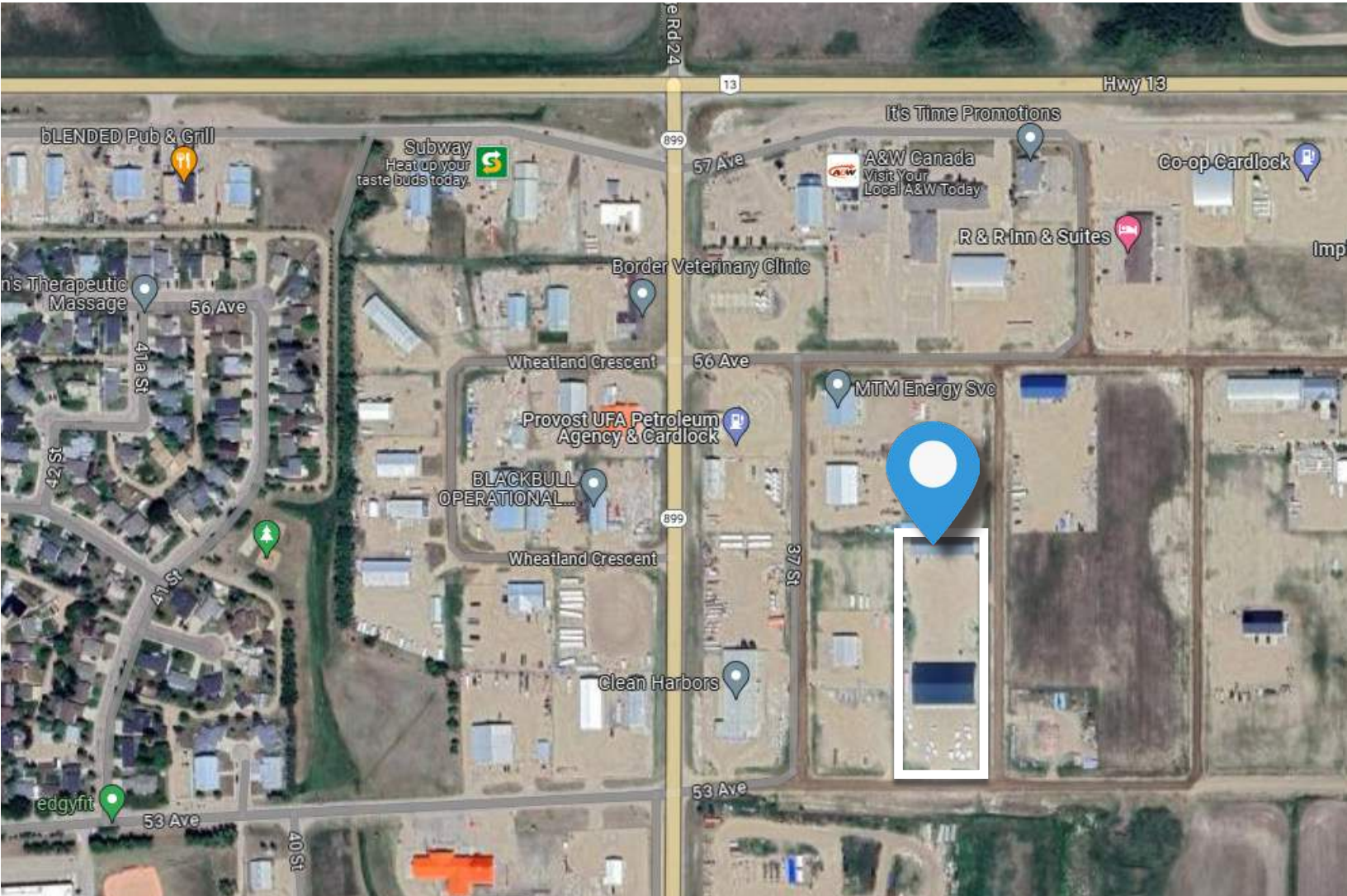


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## LOCATION



## Contact

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