

FOR SALE

±14,000 Sq. Ft. on
±2 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



PRICE REDUCED

4905 – 45 Ave, Millet, Alberta

OFFICE/WAREHOUSE WITH SHOWROOM

Property Highlights

- In-slab radiant heat
- AC in front offices
- Three 8'x8' grade loading doors and one 12'x12' grade loading door. Additional door can be added
- Located on a high-load corridor
- Six offices and showroom in the front
- 10 year old building



780.488.0888



www.lizotterealestate.com



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



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Office/Warehouse With Showroom

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Leduc to Millet 20KM | 16 Min



FOR SALE

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Property Information

Municipal Address: 4905 - 45 Ave, Millet, Alberta

Building Size: 14,000 Sq. Ft. (+/-)

Lot Size: 2 Acres (+/-)

Zoning: M (Industrial District Regulations)

Parking: Graveled parking in the front

Power: 600 AMP | 3 Phase TBC

Heating: Radiant

Year Built: 2013

Loading: (1) 12'X 12' Grade
(3) 8'X 8' Grade

Possession: Immediate/negotiable

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Property Price: ~~\$1,800,000~~ \$1,500,000

Taxes: \$36,000.00 (2024)
*Net and Care Free Basis

Contact

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