## **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**

BIGSTONE CUSTOM CABINETS

### **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

#1200, 10117 Jasper Avenue

• 10 year old building

ww.lizottereales

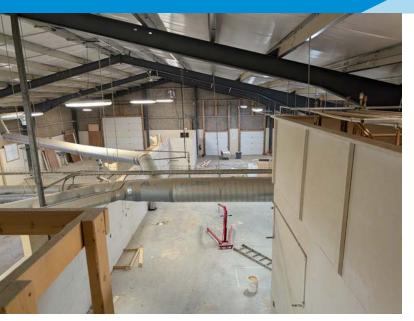
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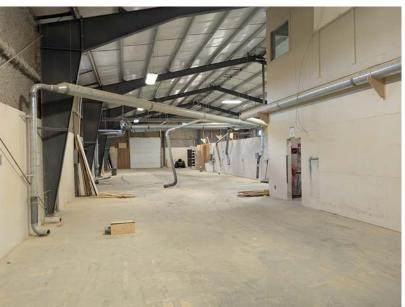


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, renta or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals

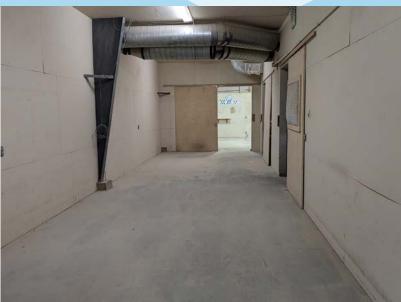
## **FOR SALE** Office/Warehouse With Showroom

# AND ASSOCIATES REAL ESTATE INC













## **FOR SALE** Office/Warehouse With Showroom









Leduc to Millet 20KM | 16 Min

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## FOR SALE Office/Warehouse With Showroom



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
Dessession	Immediate (negatichle

Possession: Immediate/negotiable

### **\$\$\$**

llet Splash Park eld 💽

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

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

### Contact

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LIZOT

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lustrial Park 💿

Millet Pharmacy Leanne's Bar & Grill

Hamburger Barn 9

Fas Gas Plu Fas Gas

Petro Canada & Car Wash E Town Limits Road

45 Ave

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