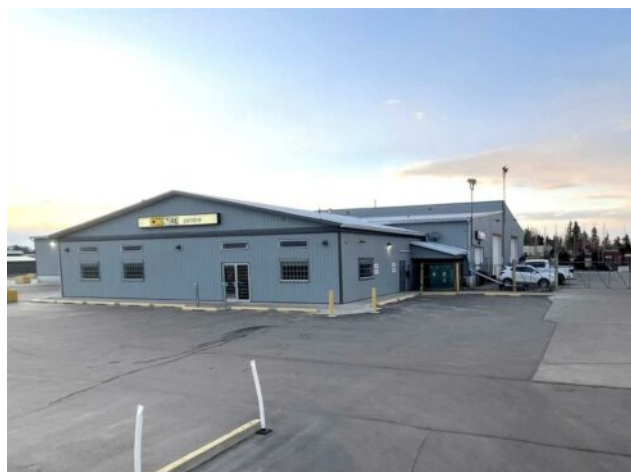


4720 40 Avenue
Wetaskiwin, Alberta

MLS # A2279786



\$1,889,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	17,200 sq.ft.
Zoning:	M1

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	items as negotiated - compressors, equipment, cabinets and appliances to be itemized		

2.84 ACRES with 17,200 square feet of office, interior and exterior storage and shop space with numerous 14' high doors, some loading bays with 4' high docks. The space is demised into several larger sections ranging from 1,800 square feet to 5,400 square feet that could be leased to different tenants for different uses. In the past, a trucking company used the section with loading docks as a depot. There is 2,800 square feet of showroom space. There is a large parking lot and a section of the lot is cordoned off with chain link fence for secure storage. There is lots of opportunity to lease the different spaces to complimentary businesses with shared customers to create a "one stop experience." This building has been carefully maintained over the years with LED lighting (2016), commercial door openers, sprinkler system and a new roof in 2016. This is a clean building that shows very well.