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6409 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Whitecourt, Alberta

Listing ID:
34260

MLS ID:
A2290781

\$999,000



 **JIM RENNIE**
 (780) 778-0202

 RE/MAX ADVANTAGE (WHITECOURT)
 780-778-6678

 6409 51 Avenue , Whitecourt , Alberta T7S 1N9

Transaction Type For Sale	Zoning M-2 Heavy Industrial	Subdivision NONE
Year Built 1989	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0622279	Building Area (Sq. Ft.) 10500.00
Building Area (Sq. M.) 975.47	Lot Size (Sq. Ft.) 57934	Lot Size (Acres) 1.33
Inclusions N/A	Restrictions None Known	Reports None

INVESTOR ALERT!! This 8 bay shop is fully rented, with 5 long term tenants. This profitable investment will be great for a new investor with as little as \$50k down, with a cap rate of almost 10% and a ROI of over 25% !! Located in the Whitecourt West Industrial Park, it is on the edge of the Duvernay Formation, one of North America's largest new gas reserves.

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