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11207 104 AVE. FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Westlock, Alberta

Listing ID:
34359

MLS ID:
A2292270

\$1,256,000



 **BOB WILSON**
 (403) 782-4301

 RE/MAX real estate central alberta
 403-782-4301

 11207 104 Ave. , Westlock , Alberta T7P 1B2

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning Highway Commercial Distri	Subdivision NONE	Building Type Free-Standing
Year Built 2015	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Office	Legal Plan 152 1585	Building Area (Sq. Ft.) 5000.00
Building Area (Sq. M.) 464.51	Lot Size (Sq. Ft.) 56628	Lot Size (Acres) 1.30
Construction Type Wood Frame	Roof Other	Foundation Poured Concrete
Cooling Central Air	Heating Central,Natural Gas	Commercial Amenities See Remarks
Access to Property Direct Access	Inclusions N/A	Restrictions None Known
Reports Information Package		

PRIME TRIPLE A INVESTMENT OPPORTUNITY – Approx. 5,000 sq. ft. stand alone building with AFSC as the tenant on one lot and Pattison Outdoor Advertising on the vacant lot. Each lot is approx. .6 of an acre or 1.30 acres total. The main tenant has a 5 year lease, paying \$93,750.00 per year plus another \$3,600.00 per year from Pattison Outdoor Advertising sign. Lots of upside to build additional rental units on the vacant serviced lot. Highly visible site located on Highway #44 in Westlock, AB.

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