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25 WHEATLAND CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Provost, Alberta



Listing ID:
35032


MLS ID:
A2305199

\$700,000



 **CONNIE BERINGER**
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 Clear Choice Realty
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 25 Wheatland Crescent , Provost , Alberta T0B 3S0

Transaction Type For Sale	Days On Market 1	Zoning M- Industrial
Subdivision Provost	Year Built 1980	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 8021020
Building Area (Sq. Ft.) 12000.00	Building Area (Sq. M.) 1114.83	Construction Type Aluminum Siding ,Concrete
Roof Metal	Access to Property Direct Access,Paved Road	Inclusions N/A
Restrictions None Known	Reports None	

This well-appointed industrial property offers a total of approximately 12,000 sq. ft. of functional space, ideally suited for a variety of commercial or industrial operations. The main floor features 10,500 sq. ft.± of warehouse space complemented by 1,500 sq. ft.± of air-conditioned office space, providing a comfortable and efficient work environment. In addition, the property includes a 1,500 sq. ft.± second-floor office and lunchroom, complete with a convenient kitchenette. Designed with productivity in mind, the building offers drive-through capability and is equipped with five grade-level overhead doors, allowing for seamless loading and unloading operations. A dedicated wash bay is in place, with potential for installation of a Hotsy system, adding further versatility to the facility. Situated on 0.76 acres, the property provides ample yard space and benefits from easy access to Highway 13 and Highway 899, ensuring excellent connectivity for transportation and logistics. Provost is a well-established town in east-central Alberta, strategically located along Highway 13 near the Saskatchewan border. The community serves as a key hub for both the energy and agricultural sectors, supporting consistent demand for commercial and industrial real estate. With a stable local economy, essential services, and limited commercial inventory, Provost offers an attractive opportunity for investors and owner-users seeking value in a resilient, service-oriented market. Land and building Only.

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