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5012 CAXTON STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Whitecourt, Alberta



Listing ID:
35393

MLS ID:
A2272755

\$1,950,000



 **JANET KUEHN**
 (780) 706-9670

 **ROYAL LEPAGE MODERN REALTY**
 780-396-4350

 5012 Caxton Street , Whitecourt , Alberta T7S 1X7

Transaction Type For Sale	Title Fee Simple	Zoning M-1
Subdivision NONE	Building Type Commercial Mix,Free- Standing,Manufacturing,Mixed Use,Office Building,Warehouse	Year Built 1963
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1584NY	Building Area (Sq. Ft.) 23184.00	Building Area (Sq. M.) 2153.85
Roof Asphalt Shingle	Heating Natural Gas	Inclusions N/A
Restrictions See Remarks	Reports Aerial Photos,Information Package	

COURT ORDERED SALE. LOCATION: The property occupies a prominent corner location with frontage along 51 Avenue, 50 Avenue, and Caxton Street with visibility to Highway 43, offering valuable exposure. FUNCTIONALITY: Buildings are well suited for a variety of industrial operations. Especially given its configuration, multiple loading doors and site layout plan with multiple access points along its eastern and northern boundaries, enhancing site functionality and traffic flow ZONING: The M-1 Service Industrial zoning allows for a variety of light industrial and service-oriented commercial uses such as warehousing, light manufacturing, and businesses that support industrial activity, like equipment servicing or contractor yard

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