



HIGHWAY 16

HIGHWAY 16A

50 STREET

45 AVENUE

**FOR SALE / LEASE**

Entwistle Industrial Shop

4827 47 Avenue, Entwistle, AB

5,933 SF On 1.01 Acres (+/-)



**AICRE**  
COMMERCIAL



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4827 47 Avenue, Entwistle



- HIGH EXPOSURE TO HIGHWAY 16
- ADDITIONAL 4.49 ACRES OF LAND FOR SALE
- DRIVE- THROUGH BAYS

Excellent access to major highways including Highway 16, Highway 16A and Highway 22 (Cowboy Trail)

Short drive time to Evansburg, Wabamun Lake and Drayton Valley

Surrounding businesses include: ESSO Gas Station, Subway, Journeyman Inn, Lighthouse Restaurant and Lounge and Liquor on 16

Pylon Signage

Multiple grade loading doors

Good power



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## Property Specifications

<b>Yard:</b>	Gravelled and Fenced
<b>Heat:</b>	Radiant
<b>Power:</b>	400 A / 208-120 V / 3 Phase (TBC)
<b>Loading:</b>	10 x Grade Doors
<b>Ceiling Height:</b>	17'
<b>Lighting:</b>	Fluorescent & T5HO
<b>Floor Drains:</b>	Yes
<b>Sump:</b>	Yes
<b>Signage:</b>	Pylon





# FOR SALE / LEASE

## 4827 47 Avenue, Entwistle

### Property Details

**Address:** 4827 47 Avenue, Entwistle, AB

**Zoning:** IAR (Industrial Ag.Resource)

**Legal:** Plan 9020824, Lot 2 (Shop)

**Site Size:** 1.01 Acres (+/-)

**Total Size:** 5,933 SF (+/-)

#### LEASE

**Utilities:** Tenant responsible for utilities

**Operating Costs:** \$3.00 / SF (Estimate)

**Lease Rate:** \$12.00 / SF

#### SALE

**Property Building Tax:** \$5,394.35 (2022)

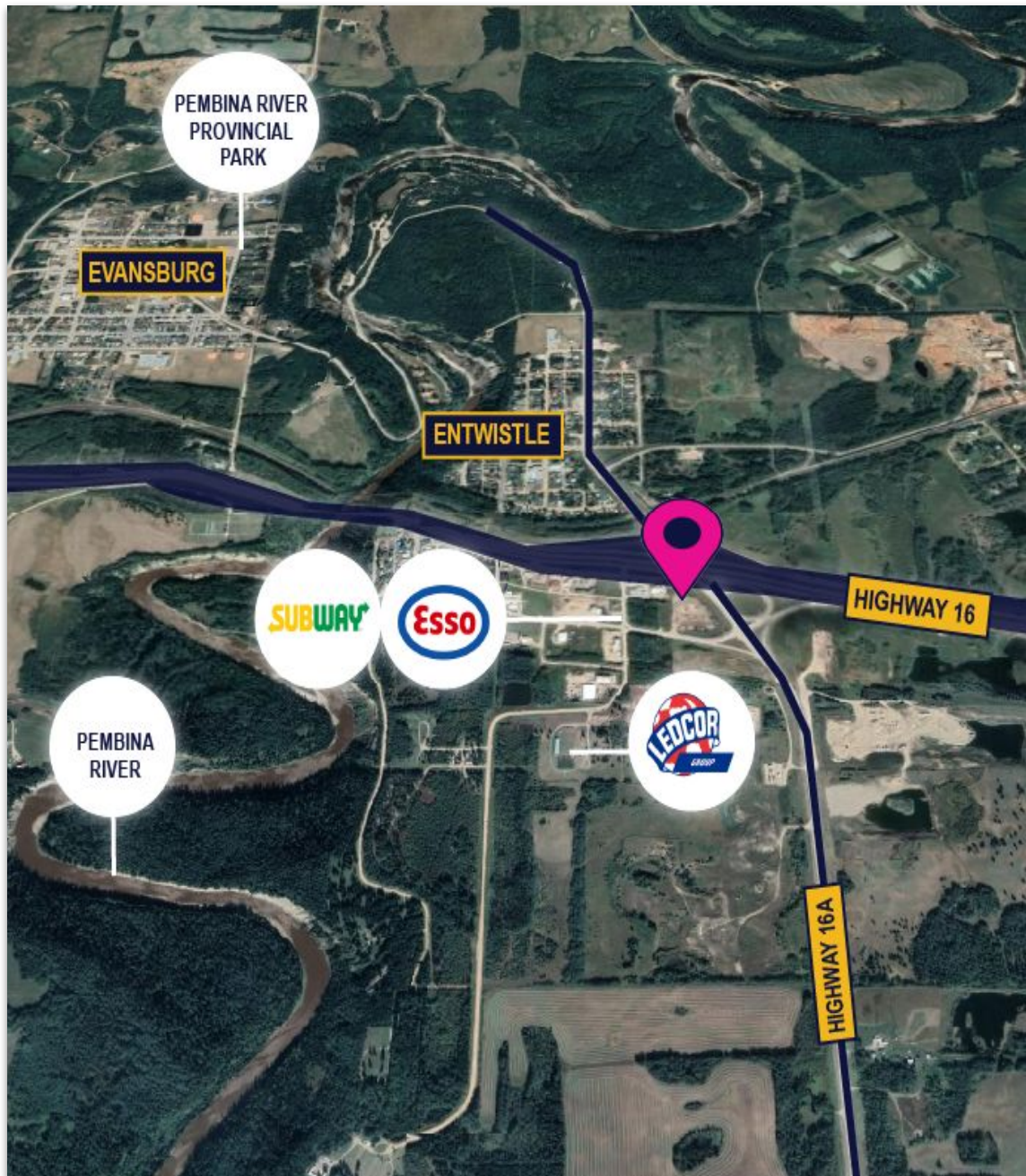
**Building Sale Price:** \$750,000.00

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