

**VENDOR FINANCING
AVAILABLE**

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

FOR SALE / LEASE

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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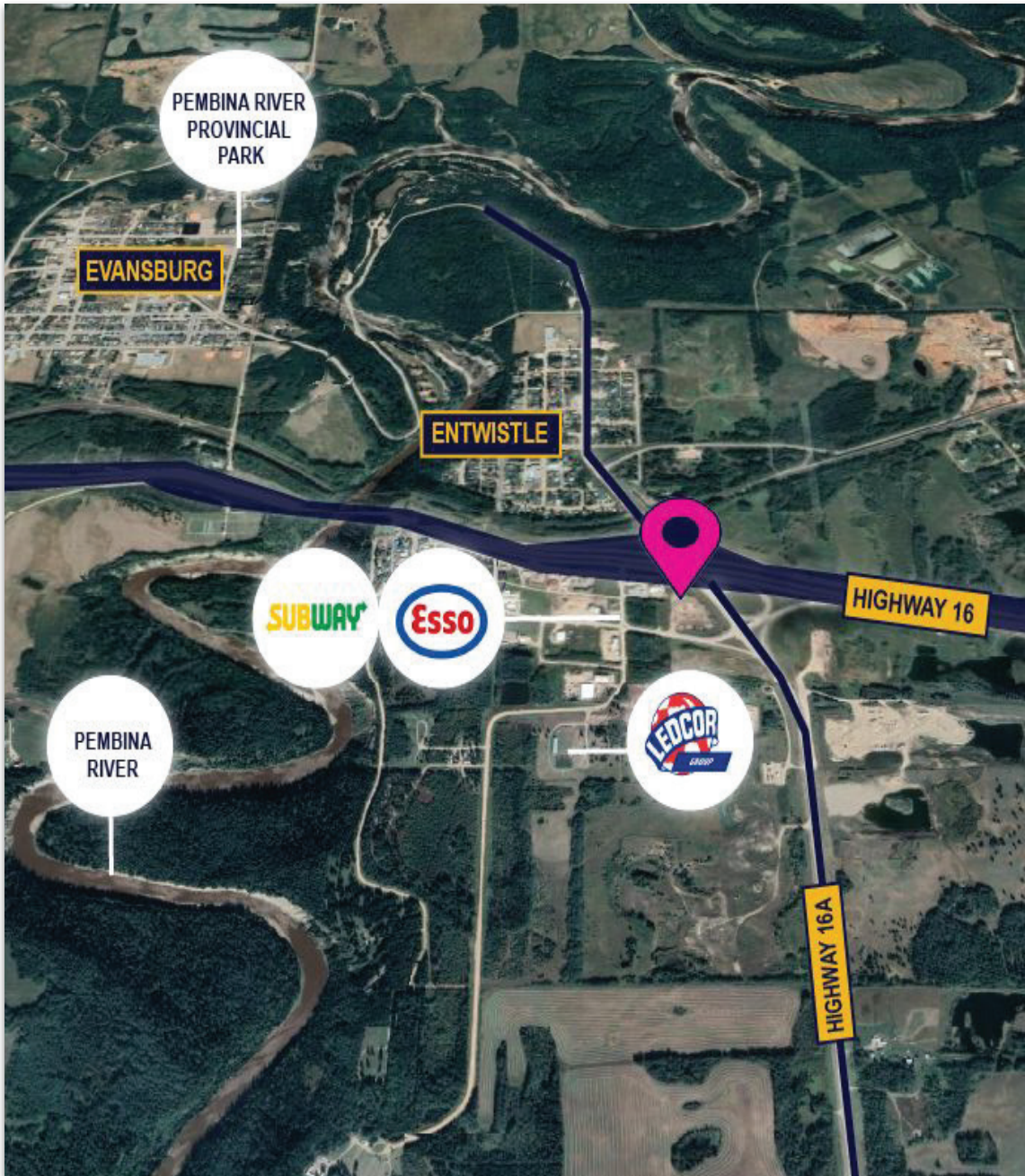
Property Specifications

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



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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: ~~\$650,000.00~~
\$595,000.00*
*Vendor Financing Available

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