



**For Sale**

# Westlock Industrial Facility

10092-93 Avenue, Westlock, Alberta

±18,900 SF building on 2.11 Acres

**Colliers Canada**

2210 Manulife Place,  
10180 - 101 Street  
Edmonton, AB T5J 3S4, Canada  
+1 780 420 1585  
collierscanada.com

**Randi Burton**

Senior Associate  
+1 780 969 3018  
randi.burton@colliers.com



Heavy power, bridge cranes, and sumps throughout the shop



Located along Highway 18, west of Highway 44, providing easy access to major markets



Concrete yard is fully fenced with gate access and two powered storage quonsets

# Property Profile

<b>Municipal Address</b>	10092 93 Avenue, Westlock, AB
<b>Legal</b>	Plan 9423779, Block 1, Lot 21
<b>Size</b>	Building: ± 18,900 SF Yard size: ± 2.11 acres Unit: ± 4,648 SF
<b>Sale Price</b>	\$1,450,000
<b>Property Taxes (2024)</b>	\$28,636.90
<b>Available</b>	Immediately
<b>Zoning</b>	I-L (Industrial Light)
<b>Yard</b>	Concrete Yard   Fully Fenced   Gated
<b>Loading</b>	Three (3) grade loading doors One (1) exterior dock ramp
<b>Ceiling Height</b>	16' - 19"
<b>Cranes</b>	1 ton bridge crane & 2 ton bridge crane
<b>Quonsets</b>	55' x 150'   50' x 150' w/ power
<b>Power</b>	600 amp, 600 volt
<b>Sumps</b>	Yes



**Office/Shop**  
18,900 SF

**Quonset**  
8,250 SF

**Quonset #2**  
7,500 SF

# Opportunity

High quality industrial facility in Westlock available for sale.

Priced at under \$77 PSF, this well maintained property is a great value for industrial users.

Secure concrete yard and two powered quonsets on 2.11 acres provide functional outdoor space for a variety of uses.

Additionally, the shop features heavy power, 3 cranes, and sump pumps throughout.

Situated on a corner lot with two access points, trucks can get in and out easily and are just a block away from Highway 18.





## Easy access to local amenities



- |    |                                 |
|----|---------------------------------|
| 1  | UFA Petroleum Agency & Cardlock |
| 2  | Rochester Hatchery              |
| 3  | Ed's Auto Salvage Inc           |
| 4  | Westlock Power Sports & Marine  |
| 5  | Westlock Veterinary Centre      |
| 6  | Westlock Bottle Depot           |
| 7  | Westlock Home Hardware          |
| 8  | Windsor Plywood                 |
| 9  | NAPA Autoparts                  |
| 10 | Sobeys                          |
| 11 | Esso                            |



**Randi Burton**  
 Senior Associate  
 +1 780 969 3018  
 randi.burton@colliers.com

Copyright © 2023 Colliers Macaulay Nicolls Inc. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s).