

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



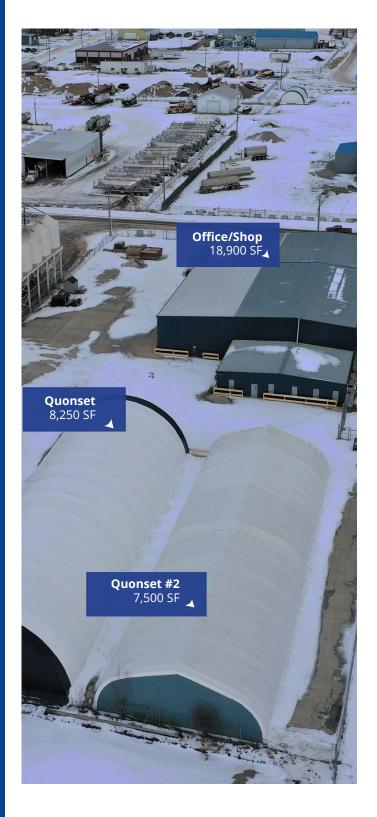
Located along Highway 18, west of Highway 44, providing easy access to major markets



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

Property **Profile**

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



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





Randi Burton

Senior Associate +1 780 969 3018

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 randi.burton@colliers.com arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s).