

# Freestanding Building

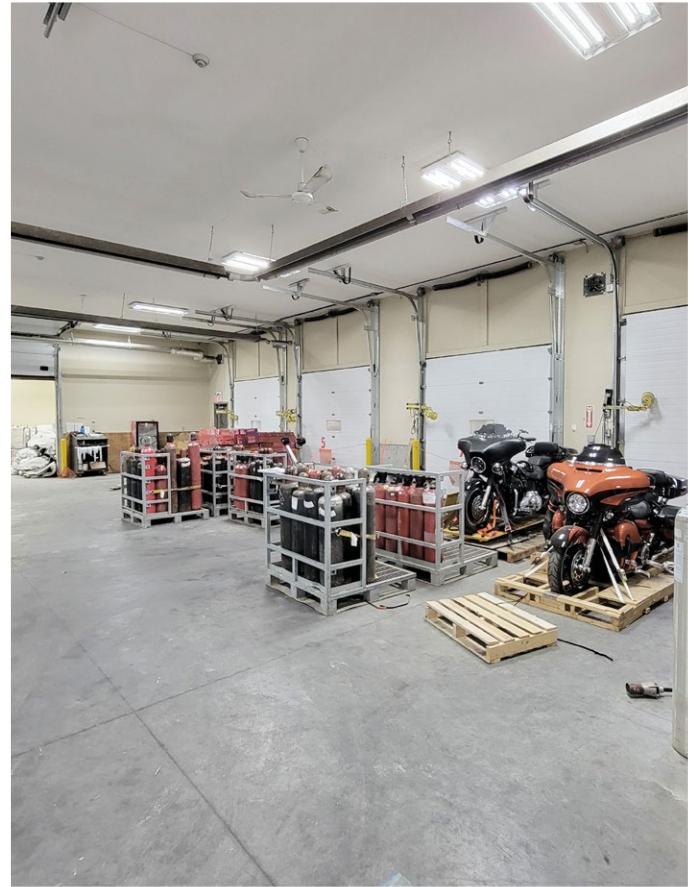
2093 Mistassiniy Road  
Wasbaca, Alberta  
[www.cbre.ca](http://www.cbre.ca)

Low Site Coverage Ratio with Excess Yard Space



## Freestanding Building

2093 Mistassini Road | Wasbaca, Alberta



# Freestanding Building with Yard Space

Freestanding building located in Wasbaca, Alberta. This  $\pm 5,600$  sq. ft. building operates as a bottle depot on a 2.12 acres site. Featuring a high dock door count and ramped to grade loading, the building is in exceptional condition.

# For Sale

Legal Address	Plan 122252; Block 15; Lot 1
Zoning	C3 - Commercial
Year Built	2013
Site Size	2.12 acres
Available Area	±5,600 sq. ft.
Loading	(9) Dock; (4) with airbag floor lifts (1) Ramped to grade
Construction	Concrete foundation, tin/steel siding Steel roof construction on exterior
Column Spacing	Main Bay: 56' x 58' Bottle Depot Bay: 24' x 40'
Ceiling Height	14' clear

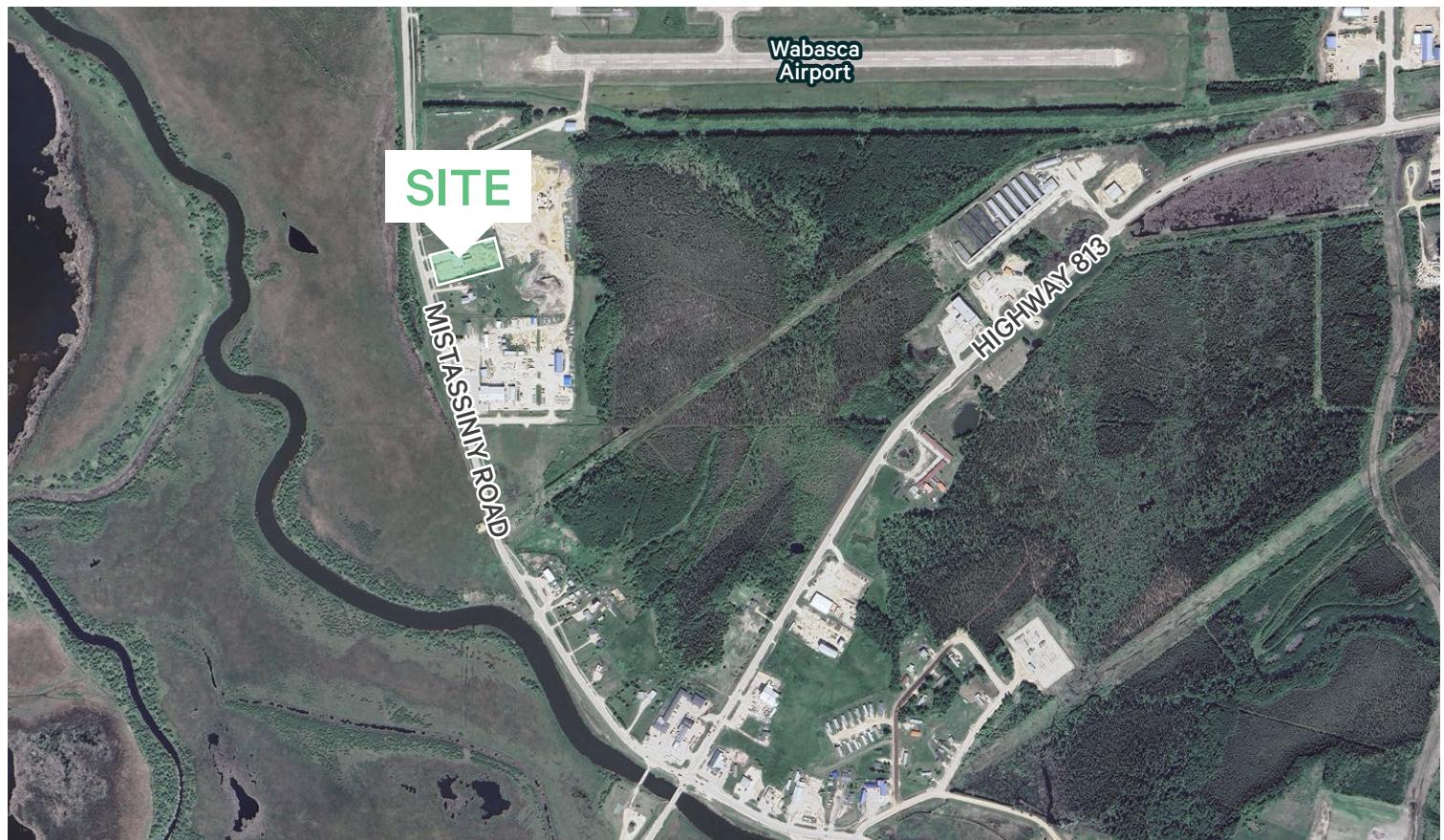
Power	To be confirmed
Heating	Natural gas
Lighting	LED
Yard	Gated & fully fenced
Alarm System	Yes
Taxes (2024)	\$9,188.11
Sale Price	\$1,400,000
Available	Immediately



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For Sale



## Contact Us

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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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