

# Freestanding Building

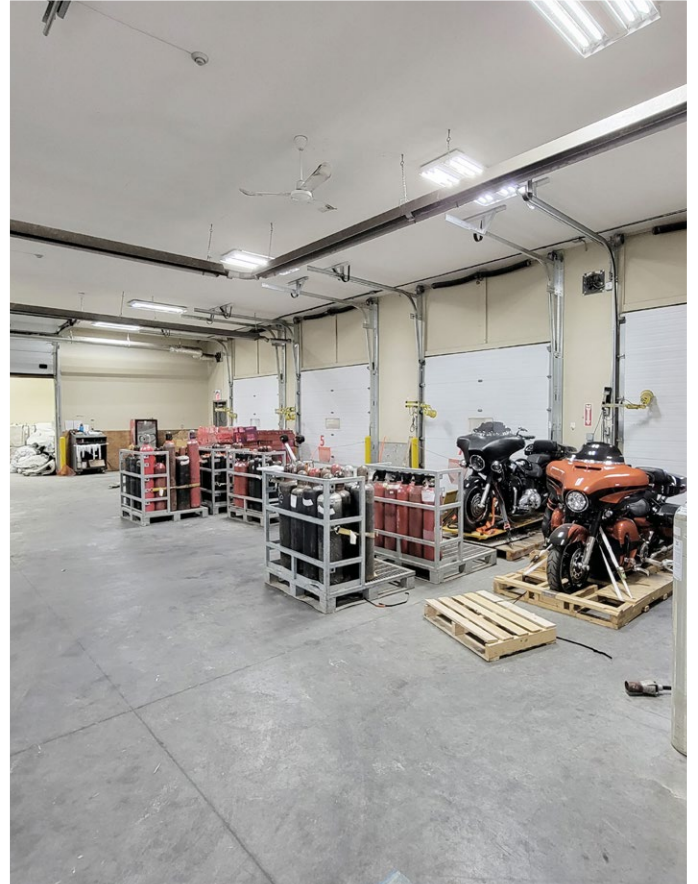
2093 Mistassiniy Road  
Wasbaca, Alberta  
[www.cbre.ca](http://www.cbre.ca)

Low Site Coverage Ratio with Excess Yard Space



## Freestanding Building

2093 Mistassiniy Road | Wasbaca, Alberta



# Freestanding Building with Yard Space

Freestanding building located in Wasbaca, Alberta. This ±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<br>(1) Ramped to grade                 |           |
| Construction   | Concrete foundation, tin/steel siding<br>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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## 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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