



**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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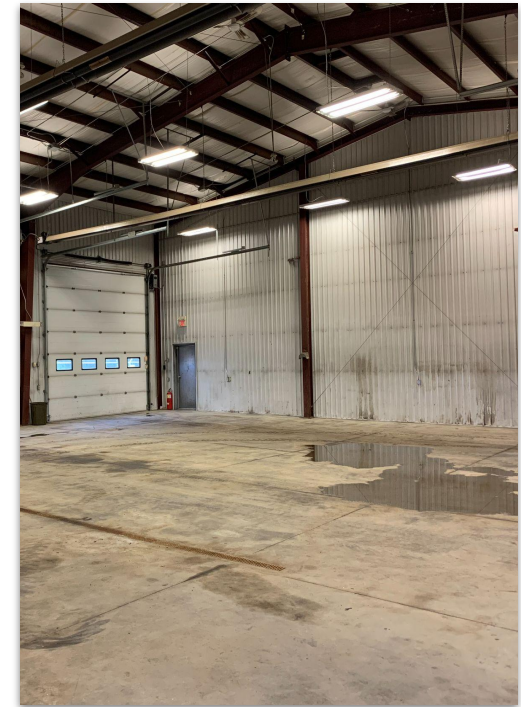


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## Property Specifications

<b>Yard:</b>	Gravelled and Fenced
<b>Heat:</b>	Radiant
<b>Power:</b>	400 A / 208-120 V / 3 Phase (TBC)
<b>Loading:</b>	10 x Grade Doors
<b>Ceiling Height:</b>	17'
<b>Lighting:</b>	Fluorescent & T5HO
<b>Floor Drains:</b>	Yes
<b>Sump:</b>	Yes
<b>Signage:</b>	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:	<del>\$750,000.00</del> \$650,000.00* *Vendor Financing Available

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