

VENDOR FINANCING  
AVAILABLE

HIGHWAY 16

50 STREET

45 AVENUE

HIGHWAY 16A

**FOR SALE / LEASE**

Entwistle Industrial Shop

4827 47 Avenue, Entwistle, AB

5,933 SF On 1.01 Acres (+/-)



**AICRE**  
COMMERCIAL

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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



## Jim McKinnon

Broker / Partner

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## Meadow Kenney

Associate

780-271-4845

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## Property Specifications

**Yard:** Gravelled and Fenced

**Heat:** Radiant

**Power:** 400 A / 208-120 V / 3 Phase (TBC)

**Loading:** 10 x Grade Doors

**Ceiling Height:** 17'

**Lighting:** Fluorescent & T5HO

**Floor Drains:** Yes

**Sump:** Yes

**Signage:** Pylon



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## Property Details

<b>Address:</b>	4827 47 Avenue, Entwistle, AB
<b>Zoning:</b>	IAR (Industrial Ag.Resource)
<b>Legal:</b>	Plan 9020824, Lot 2 (Shop)
<b>Site Size:</b>	1.01 Acres (+/-)
<b>Total Size:</b>	5,933 SF (+/-)
<b>LEASE</b>	
<b>Utilities:</b>	Tenant responsible for utilities
<b>Operating Costs:</b>	\$3.00 / SF (Estimate)
<b>Lease Rate:</b>	\$12.00 / SF
<b>SALE</b>	
<b>Property Building Tax:</b>	\$5,394.35 (2022)
<b>Building Sale Price:</b>	\$750,000.00 \$650,000.00* *Vendor Financing Available

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