

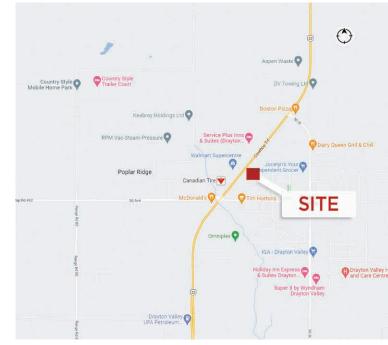
FOR SALE **Industrial Facility** 5902 55A Street, Drayton Valley, AB



### **Former Schlumberger Facility**

### **Property Highlights**

- 5,800 SF warehouse with 5 grade doors •
- Single wide office trailer
- Complete environmental report available .
- On site storage tanks
- Corrosive storage sheds .



Kurt Paull, SIOR Associate Partner 780 702 4258 kurt.paull@cwedm.com max.mcpeak@cwedm.com

Max McPeak Associate 780 702 9082

Will Harvie Associate 780 902 4278 will.harvie@cwedm.com

**Nick Mytopher** Associate 587 597 5475 nick.mytopher@cwedm.com **CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the consistence wateries of the information contained herein, and same is submitted subject to erepsentation, change of price, ental or other conditions, withdrawal without notice, a to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. July 12, 2022

# CUSHMAN & WAKEFIELD Edmonton

FOR SALE **Industrial Facility** 5902 55A Street, Drayton Valley, AB

## **Property Details**

Municipal Address:	5902 55A Street, Drayton Valley, AB	Year Built:	2012
Legal Description:	Plan 3874NY, Block 7, Lot 25	Loading:	Grade 14' x 12'
Zoning:	C-GEN Commercial, General District	Power:	ТВС
Available:	5,800 SF Warehouse <u>300 SF Office</u> 6,100 SF Total	Ceiling Height:	14'
		Lighting:	Τ5
Site Size:	0.80 Acres	Heating:	Radiant Tube
Site Coverage Ratio:	17.50%	Sale Price:	Contact Agent

## Aerial



Kurt Paull, SIOR Associate Partner 780 702 4258 kurt.paull@cwedm.com

Max McPeak Associate 780 702 9082 max.mcpeak@cwedm.com

**Will Harvie** Associate 780 902 4278

**Nick Mytopher** Associate 587 597 5475 will.harvie@cwedm.com nick.mytopher@cwedm.com **CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. July 12, 2022



FOR SALE **Industrial Facility** 5902 55A Street, Drayton Valley, AB

## **Property Photos**





Kurt Paull, SIOR Associate Partner 780 702 4258

Max McPeak Associate 780 702 9082 kurt.paull@cwedm.com max.mcpeak@cwedm.com

Will Harvie Associate 780 902 4278

**Nick Mytopher** Associate 587 597 5475 will.harvie@cwedm.com nick.mytopher@cwedm.com **CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. July 12, 2022



Kurt Paull, sior Associate Partner 780 702 4258

Max McPeak Associate 780 702 9082 Will Harvie Associate 780 902 4278

**Nick Mytopher** Associate 587 597 5475

kurt.paull@cwedm.com max.mcpeak@cwedm.com will.harvie@cwedm.com nick.mytopher@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. July 12, 2022