

LIGHT INDUSTRIAL BUILDING IN WESTLOCK

9404 100 STREET WESTLOCK, AB | FOR SALE



PROPERTY HIGHLIGHTS

- Located along Hwy 18 allowing for high exposure and access from Hwy 18. Frontage is 105 by 220 ft
- This well constructed woodframe building has a metal roof and framing and a metal exterior.
- High temperature heat including two furnaces; two air condition units, and two overhead doors (14x14)
- Surrounded by other light industrial businesses
- Improved & compacted gravel yard with chain link fencing
- Office area consisting of 4 well appointed offices; reception area; plus a 600 mezzanine area professionally finished with boardroom, kitchenette, and washroom
- Also note that a 1/2 acre lot directly east is also for sale at \$104,900.

PROPERTY DETAILS

Address:	9404 100 St Westlock, AB
Legal Description:	Lot 1; Block 5; Plan 7922772
Zoning:	IL - Industrial Light District
Sale Price:	\$599,900
Property Taxes:	\$11,375
Building Size:	6,400 SF +/-
Warehouse 1:	3,400 SF +/-
Warehouse 2:	1,500 SF +/-
Office Area:	900 SF +/- (4 offices + reception)
Mezzanine:	600 SF +/- (Boardroom & Kitchenette)
Lot Size:	0.52 Acre +/-
Year Built:	2002 (with additions 2006 & 2014)
Air System:	Two Forced Air Furnaces; plus Two Air Condition Units
Power:	Two 1 Phase; 3 wire; 100 Amp Electrical Panels



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[Click for Virtual Tour](#)

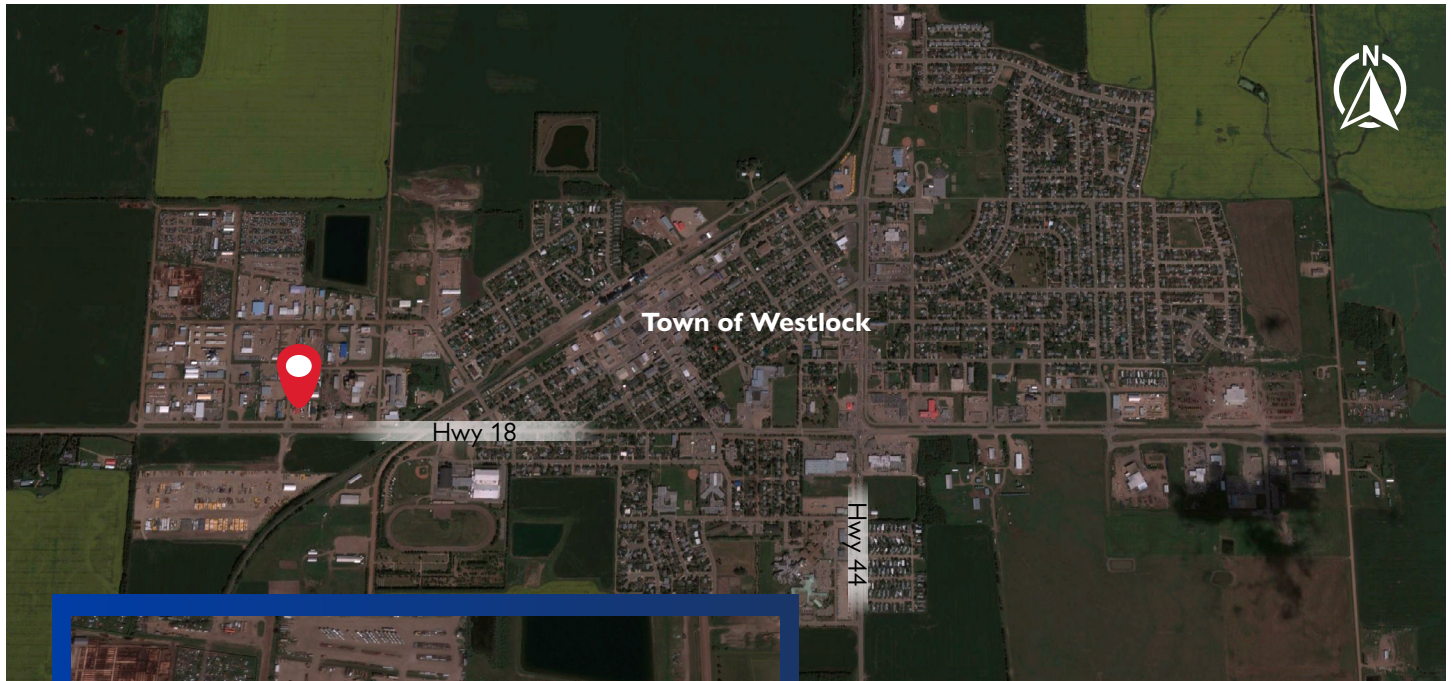
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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019*

O: 780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant.

THE AREA



DEMOGRAPHICS



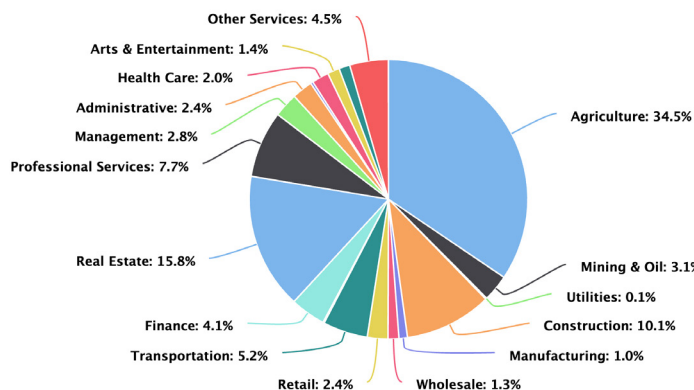
Population (2016)
Westlock: 4,678
Westlock County, MD: 7,220



Average Household Income (2015)
Westlock: \$78,591
Westlock County, MD: \$99,594

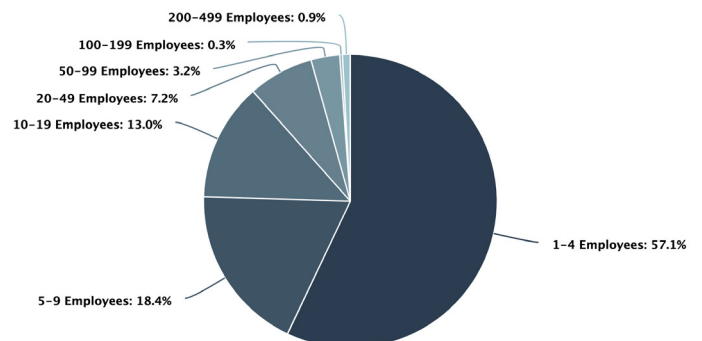
Business Industries

Source: Westlock.ca, data from 2016



Business Size

Source: Westlock.ca, data from 2016





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*based on commercial commissions 2017 & 2018

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