

FOR SALE

NAI Commercial

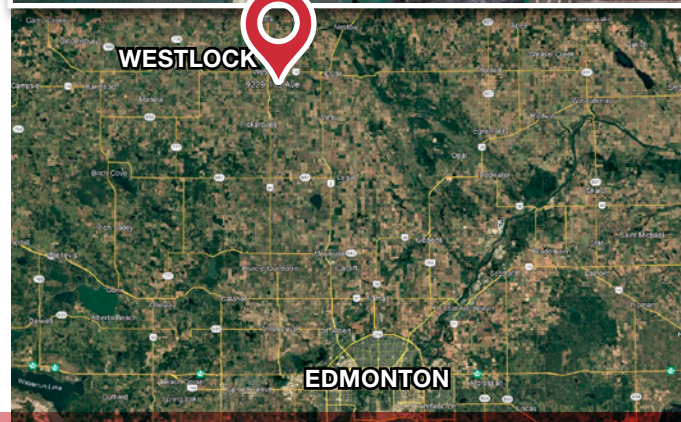
WESTLOCK INDUSTRIAL SHOP ON 6.88 ACRES±



9229 - 115 AVENUE | WESTLOCK, AB | INDUSTRIAL SHOP

PROPERTY HIGHLIGHTS

- Freestanding warehouse totaling 3,600 sq.ft. on 6.88 acres
- Warehouse includes one (1) 12' x 14' grade loading door, small office area and bonus mezzanine
- Additional 1,440 sq.ft. Office trailer featuring reception area, private offices, lunchroom and boardroom
- Multiple light and power pedestals throughout the yard area
- Located approximately 45 mins Northwest of Edmonton with easy access off Highway 44



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ADDITIONAL INFORMATION

SIZE AVAILABLE	Shop - 3,600 sq.ft.± Office - 1,440 sq.ft±
SITE SIZE	6.88 acres±
LEGAL DESCRIPTION	Meridian 4, Range 26, Township 59, Section 34
ZONING	Light Industrial
AVAILABLE	Immediately
CEILING HEIGHT	15'
HEATING	Radiant tube
POWER	3 phase (TBC)
LIGHTING	LED lighting
LOADING	Grade (12'x14')
DRAINAGE	Sump
PROPERTY TAXES	\$12,600 (2024)
SALE PRICE	\$850,000

