

FOR SALE/LEASEBACK
OR VACANT

MULTI BUILDING INDUSTRIAL FACILITY ON 1.5 ACRE LOT

14 Nipewon Road, Lac La Biche, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
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OVERVIEW

- Located in only industrial park within Lac La Biche
- Close proximity to Highways 55 and 36
 - Situated at junction between Fort McMurray and Cold Lake
- Paved front parking and compacted gravel rear area
 - Drive through bays
 - Secure fully fenced yard
 - 1 Ton and 5 Ton cranes
 - Sumps



PROPERTY DETAILS

MUNICIPAL ADDRESS

14 Nipewon Road, Lac La Biche, AB

LEGAL DESCRIPTION

Plan 8120167, Block 2, Lots 3A & 3B

ZONING

HI - Hamlet Industrial

BUILDING SIZE

21,957 SF

PROPERTY TAX ASSESSMENT

3,057,750 (2019)

LOT AREA

1.5 Acres

LISTING PRICE

\$4,600,000.00



SHOP 1 (MAIN WITH LARGE BAYS)

SHOP 2 (FORMER BULIDING)



SHOP 3 (STORAGE)



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