

FOR SALE/LEASE 5705 & 5709 - 50 Street Warburg, AB



Property Facts

District Leduc County

Legal Description Plan 7921263, Block 1, Lots 2 & 3

Site Size \pm 2.70 acres

Total Rentable Area \pm 20,000 sf

Loading 3 drive-in doors

Zoning L-1
Ceiling Height 26'
Power TBV

Heating Radiant

Sale/Lease Particulars

Asking Price \$1,200,000 Asking Lease Rate \$6.00 psf

Property Taxes \$12,134 (2022)

Available Immediately

Comments

- Multi-door industrial facility with small office component
- ± 2,500 sf quonset included
- Two (2) separately titled lots
- Fully fenced property
- Built in 2005

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Map



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