



**CUSHMAN &
WAKEFIELD**

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	± 2.70 acres
Total Rentable Area	± 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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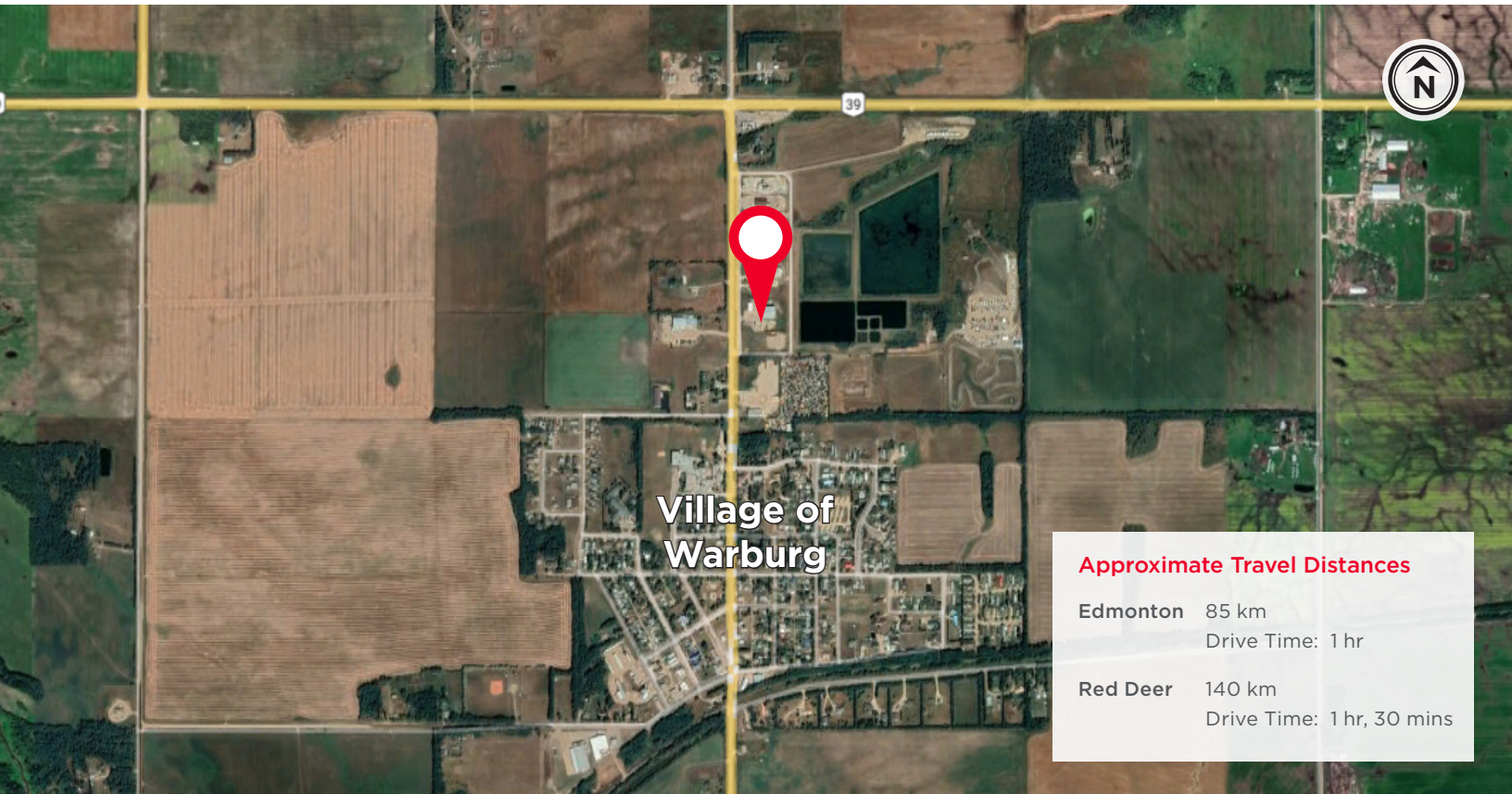
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Aerial View



Map



Village of
Warburg

Approximate Travel Distances

Edmonton	85 km
	Drive Time: 1 hr
Red Deer	140 km
	Drive Time: 1 hr, 30 mins