

FOR SALE/LEASE

5544 56 STREET **HIGH PRAIRIE, AB**

**±4,500 SF BUILDING WITH
QUONSET ON ±5.0 ACRES**



Jeff Drouin Deslauriers, SIOR®
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PROPERTY HIGHLIGHTS

- Reception area with two offices
- Undeveloped mezzanine
- Power: 200A (To Be Verified)
- Loading doors: Grade level (5) doors, each 16' x 14'
- Lighting: LED
- Heating: Gas-fired unit & radiant heating
- Sumps: Yes, with trench
- Cranes: None
- Clear height: 19'-20'
- Steel Frame Industrial Building



PROPERTY DETAILS

MUNICIPAL ADDRESS:

5544 - 56 Street, High Prairie, AB

LEGAL DESCRIPTION:

Plan 0220878, Block 3, Lot 1

ZONING:

C-2 (Secondary Commercial District)

SITE SIZE:

±5.0 Acres

LEASABLE AREA:

±4,500 SF

POWER:

200 A (to be verified)

LOADING DOORS:

Grade (5) 16'x14'

LIGHTING:

LED

HEATING:

Gas-fired unit & radiant heating

SUMPS:

Yes, with trench

CRANE:

None

CLEAR HEIGHT:

19' - 20'

SITE SERVICING:

Partial servicing

OPPORTUNITY

SALE PRICE: \$889,350

LEASE RATE: MARKET

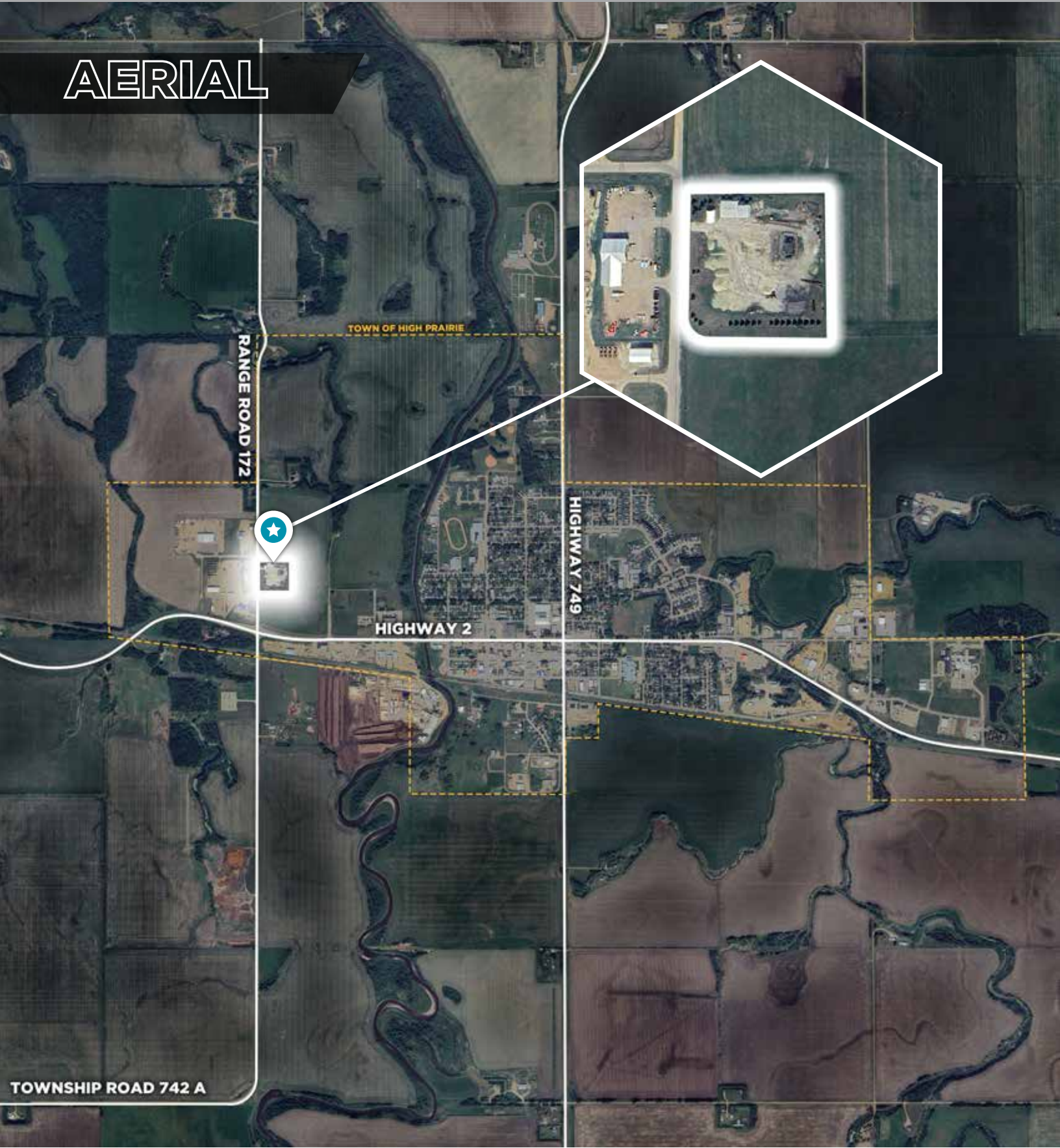
TAXES: TBC

AVAILABILITY: NEGOTIABLE

PROPERTY PHOTOS



AERIAL



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