



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5012 Caxton Street
Whitecourt, Alberta

MLS # A2272755



\$1,950,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 23,184 sq.ft.

Zoning: M-1

Heating: Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

COURT ORDERED SALE. LOCATION: The property occupies a prominent corner location with frontage along 51 Avenue, 50 Avenue, and Caxton Street with visibility to Highway 43, offering valuable exposure. **FUNCTIONALITY:** Buildings are well suited for a variety of industrial operations. Especially given its configuration, multiple loading doors and site layout plan with multiple access points along its eastern and northern boundaries, enhancing site functionality and traffic flow **ZONING:** The M-1 Service Industrial zoning allows for a variety of light industrial and service-oriented commercial uses such as warehousing, light manufacturing, and businesses that support industrial activity, like equipment servicing or contractor yard