



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**6409 51 Avenue  
Whitecourt, Alberta**

**MLS # A2290781**



**\$999,000**

|                    |                      |
|--------------------|----------------------|
| <b>Division:</b>   | NONE                 |
| <b>Type:</b>       | Industrial           |
| <b>Bus. Type:</b>  | -                    |
| <b>Sale/Lease:</b> | For Sale             |
| <b>Bldg. Name:</b> | -                    |
| <b>Bus. Name:</b>  | -                    |
| <b>Size:</b>       | 10,500 sq.ft.        |
| <b>Zoning:</b>     | M-2 Heavy Industrial |

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.33 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

**INVESTOR ALERT!!** This 8 bay shop is fully rented, with 5 long term tenants. This profitable investment will be great for a new investor with as little as \$50k down, with a cap rate of almost 10% and a ROI of over 25% !! Located in the Whitecourt West Industrial Park, it is on the edge of the Duvernay Formation, one of North America's largest new gas reserves.