



GRASSROOTS

REALTY GROUP

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11207 104 Ave.
Westlock, Alberta

MLS # A2292270



\$1,256,000

Division:	NONE
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,000 sq.ft.
Zoning:	Highway Commercial Distri

Heating: Central, Natural Gas

Floors: -

Roof: Other

Exterior: Wood Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.30 Acres

Lot Feat: -

PRIME TRIPLE A INVESTMENT OPPORTUNITY – Approx. 5,000 sq. ft. stand alone building with AFSC as the tenant on one lot and Pattison Outdoor Advertising on the vacant lot. Each lot is approx. .6 of an acre or 1.30 acres total. The main tenant has a 5 year lease, paying \$93,750.00 per year plus another \$3,600.00 per year from Pattison Outdoor Advertising sign. Lots of upside to build additional rental units on the vacant serviced lot. Highly visible site located on Highway #44 in Westlock, AB.