



**25 Wheatland Crescent
Provost, Alberta**

MLS # A2305199



\$700,000

Division: Provost

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,000 sq.ft.

Zoning: M- Industrial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Aluminum Siding , Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This well-appointed industrial property offers a total of approximately 12,000 sq. ft. of functional space, ideally suited for a variety of commercial or industrial operations. The main floor features 10,500 sq. ft. of warehouse space complemented by 1,500 sq. ft. of air-conditioned office space, providing a comfortable and efficient work environment. In addition, the property includes a 1,500 sq. ft. second-floor office and lunchroom, complete with a convenient kitchenette. Designed with productivity in mind, the building offers drive-through capability and is equipped with five grade-level overhead doors, allowing for seamless loading and unloading operations. A dedicated wash bay is in place, with potential for installation of a Hotsy system, adding further versatility to the facility. Situated on 0.76 acres, the property provides ample yard space and benefits from easy access to Highway 13 and Highway 899, ensuring excellent connectivity for transportation and logistics.

Provost is a well-established town in east-central Alberta, strategically located along Highway 13 near the Saskatchewan border. The community serves as a key hub for both the energy and agricultural sectors, supporting consistent demand for commercial and industrial real estate. With a stable local economy, essential services, and limited commercial inventory, Provost offers an attractive opportunity for investors and owner-users seeking value in a resilient, service-oriented market. Land and building Only.