



FOR LEASE/SALE

4827 - 47 Ave.

Entwistle, Alberta



Property Highlights

Excellent access to major highways including Highway 16, Highway 16A and Highway 22. Short drive time to Evansburg, Wabamum Lake and Drayton Valley. Surrounding businesses include: ESSO Gas Station, Subway, Journeyman Inn, Lighthouse Restaurant and Lounge and Liquor on 16. Pylon Signage. Multiple grade loading doors and good power.



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1801 - 8 Street
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The information contained herein has been obtained through sources deemed reliable by cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



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Property Information

Municipal:	4827 - 47 Ave. Entwistle, AB
Legal:	PLAN 9020824, Lot 2
Zoning:	IAR - Industrial Ag. Resource
Land Size:	±1.01 acres
Total Sq. Ft.	±5,933 acres
Sale Price:	Market

Building Description

Yard:	Gravelled and Fenced
Loading:	10 x Grade door
Power:	400 A / 208-120V / 3 Phase (TBC)
Lighting:	Fluorescent & T5HO
Ceiling Height:	17'
Heating:	Radiant
Floor Drains:	Yes
Sump:	Yes
Signage:	Pylon



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