

# \$3,600,000 - 5012 Caxton Street, Whitecourt

MLS® #A2136486

**\$3,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.31 Acres

NONE, Whitecourt, Alberta

**GREAT WHITECOURT INVESTMENT  
PROPERTY!!!!!!!!!!**

THIS 2.31 ACRE PROPERTY IS WELL MAINTAINED WITH EXCELLENT EXPOSURE TO HIGHWAY 43. IT CONSISTS OF TWO BUILDINGS. BUILDING 1 HAS 4686 SQ FT OF MODERN OFFICES AND 7 DRIVE THROUGH BAYS MEASURING 16,397 SQ FT & IS 80% LEASED. BUILDING 2 IS FREE STANDING, MEASURING 4252 SQ FT AND HAS A LONG TERM LEASE TO ENBRIDGE. THE YARD IS COMPACTED, GRAVELED AND FENCED WITH 2 GATED ACCESS POINTS.



## Essential Information

MLS® #	A2136486
Price	\$3,600,000
Bathrooms	0.00
Acres	2.31
Type	Commercial
Sub-Type	Industrial
Status	Active



## Community Information

Address	5012 Caxton Street
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta

Postal Code T7S 1N9

### **Interior**

Heating Forced Air, Natural Gas, Radiant

Cooling Partial

### **Exterior**

Roof Mixed

Construction Mixed

Foundation Slab

### **Additional Information**

Date Listed June 5th, 2024

Days on Market 332

Zoning M-2

### **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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