

FOR LEASE

±17,995 Sq. Ft. on
±4.46 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



3803/04 – 52 Avenue, Provost, AB

FREE STANDING BUILDING ON 4.46 ACRES

Property Highlights

- Drive-through wash bay
- Office over two floors
- Fenced and gated yard
- 10-ton crane
- Make-up air



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

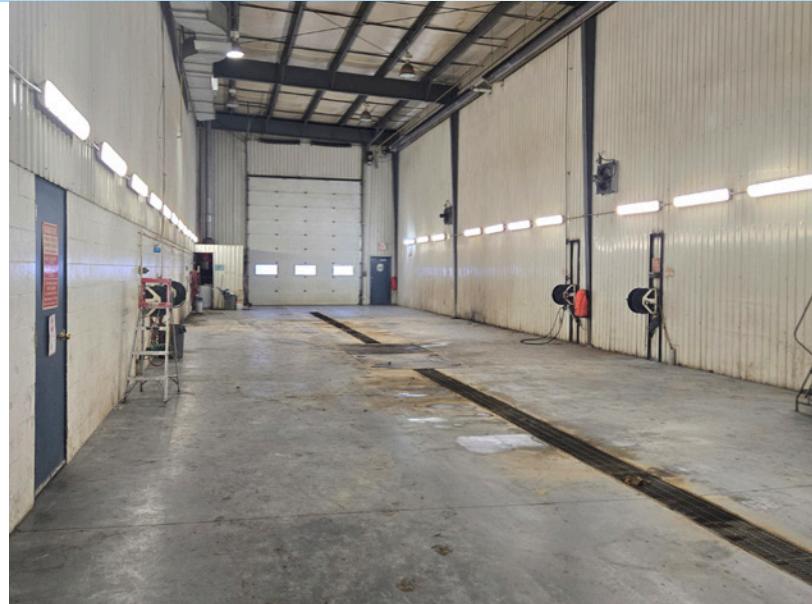


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

FREE STANDING BUILDING ON 4.46 ACRES

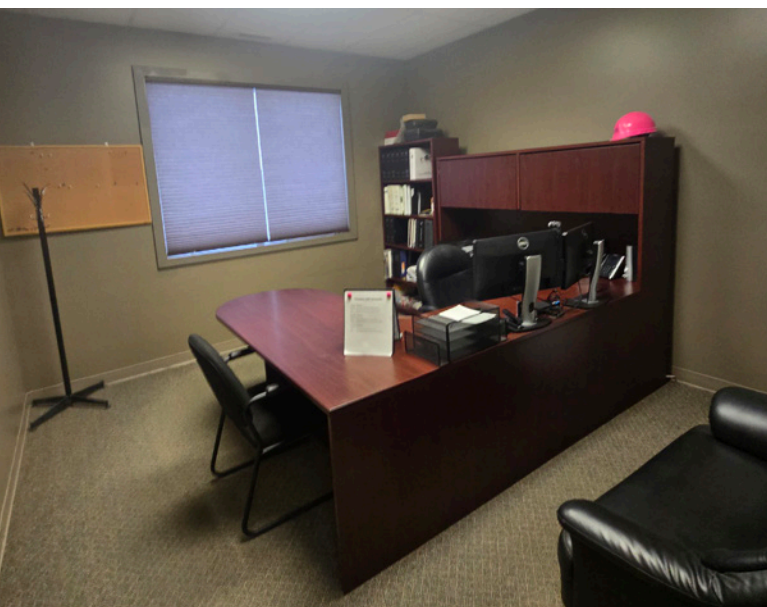
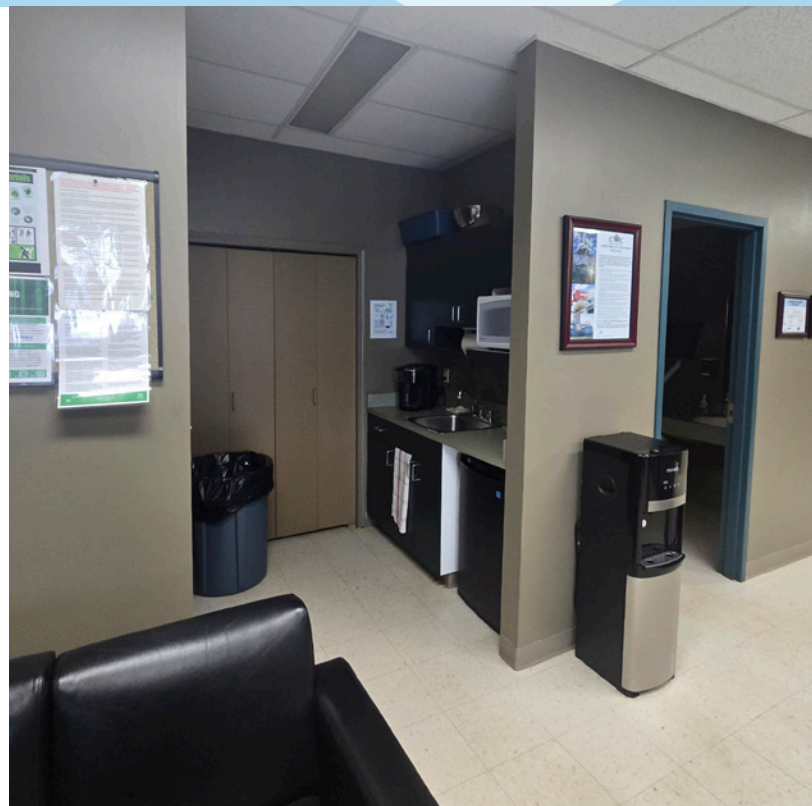
LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR LEASE

FREE STANDING BUILDING ON 4.46 ACRES

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



ADDITIONAL INFORMATION

- Reception area with large waiting area
- Training/conference room
- Multiple Kitchens
- 9x well finished offices
- 4x washrooms
- 4x Additional rooms/storage space
- Access to mezzanine from the 2nd floor
- 3x drive in bays
- 1x 100ft drive through wash bay
- Ventilation fans
- Hideaway anchors
- Separate mechanics room with garage door

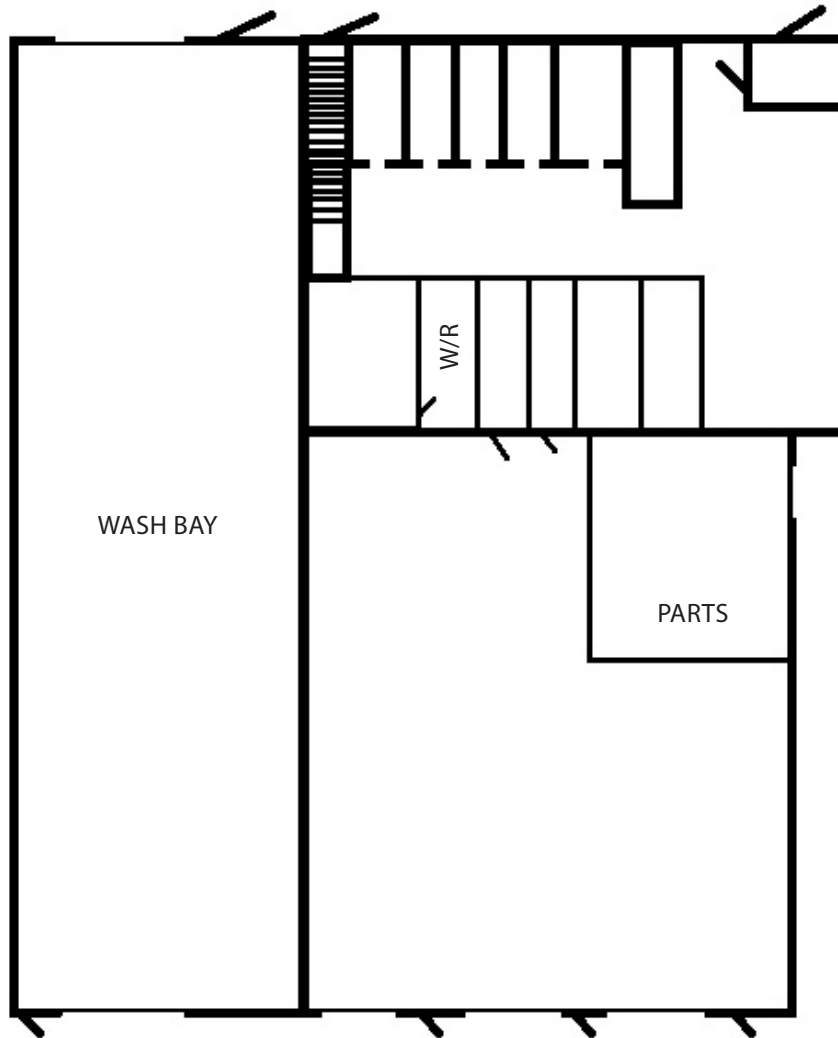
FOR LEASE

FREE STANDING BUILDING ON 4.46 ACRES

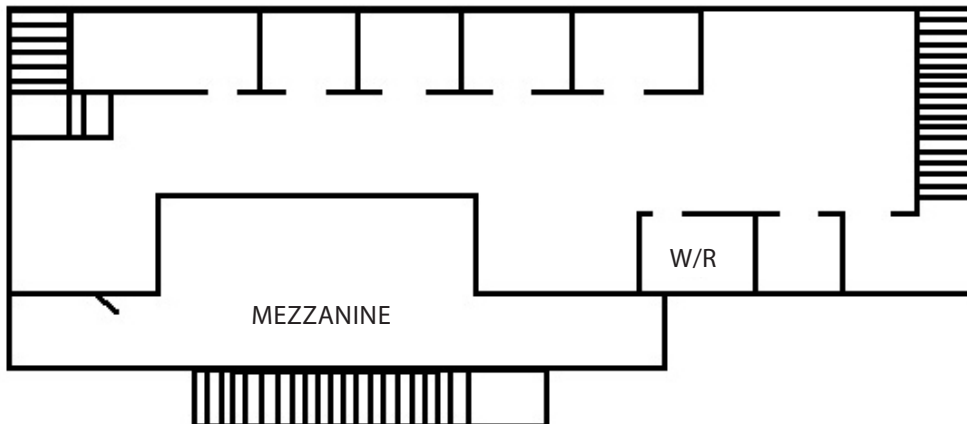
LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Floor Plan

MAIN FLOOR



SECOND-FLOOR
OFFICE



FOR LEASE

FREE STANDING BUILDING ON 4.46 ACRES

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 3803/04 - 52 Avenue, Provost, AB

Building Size: 17,995 Sq. Ft. (+/-)

Lot Size: 4.46 Acres (+/-)

Zoning: M (Industrial)

Parking: Ample Surface Parking

Power: 400 Amps 600 Volts

Sumps: Dual compartment, trench drain

Heating: Radiant and forced air

Ceiling Height: 28' Peak

Loading: (5) 16'x18' Grade, (1) 8'x8' Grade

Possession: Negotiable

\$\$\$

Lease Rate: \$10.00/Sq. Ft.

Op Costs: \$1.63/Sq. Ft. (property taxes only)

Contact

Richard Lizotte

President/Broker

Cell: 780.292.1871

Direct: 780.784.5360

richard@lizotterealestate.com

Lee Berger

Associate Broker

Cell: 587.983.6654

Direct: 780.784.5363

lee@lizotterealestate.com

