

COURT ORDERED SALE

NAI Commercial

FREESTANDING OFFICE/WAREHOUSE (12,000 SQ.FT.±)
ON 0.75 ACRES± (BUILDING AND LAND ONLY)



**PRICE
REDUCED!
NOW: \$595,000**

25 WHEATLAND CRESCENT | PROVOST, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION



Configuration:

- Main floor consists of 10,500 sq.ft.± warehouse space and 1,500 sq.ft.± of functional air conditioned office space
- Bonus second floor office and lunchroom with kitchenette (1,500 sq.ft.±)



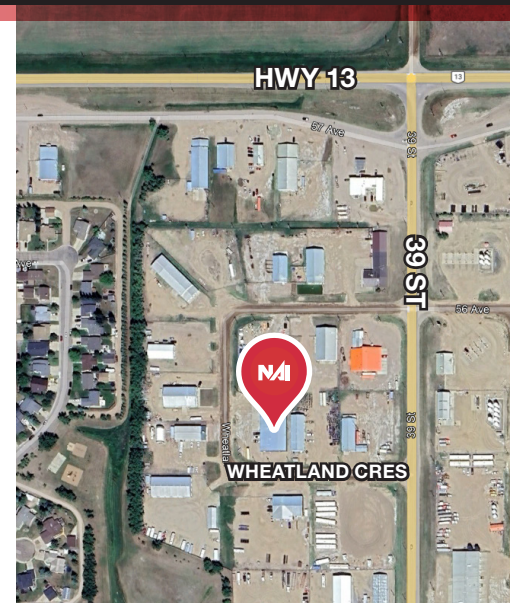
Location: Easy access to Highway 13 and 899



Loading: Drive through capability with 5 grade loading O/H doors



Features: Wash bay with potential for Hotsy System



VINCENZO CAPUTO

MBA, SIOR, Partner
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CONNIE BERINGER

Clear Choice Realty
780 888 7202
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The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



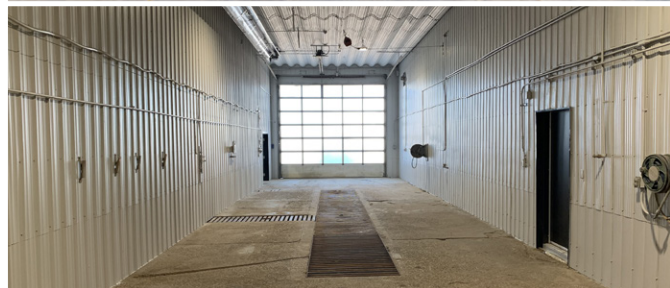
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ADDITIONAL INFORMATION

AREA AVAILABLE	Warehouse	10,500 sq.ft.±
	Office	1,500 sq.ft.±
	Total	12,000 sq.ft.±
	*Bonus 1,500 sq.ft.± second floor office/lunchroom area	

SITE SIZE	0.75 acres±
LEGAL DESCRIPTION	Plan 8021020, Block 46, Lot 4
ZONING	IND (Industrial)
AVAILABLE	Immediately
POWER	3 phase, 400 Amp TBC
HEATING	Forced air and radiant (TBC by Purchaser)
CEILING HEIGHT	16'
LOADING	(5) 12'x14' grade
PROPERTY TAXES	\$12,352.17 (2025)
SALE PRICE	\$700,000 \$595,000



Provost, Alberta – Market Overview

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.



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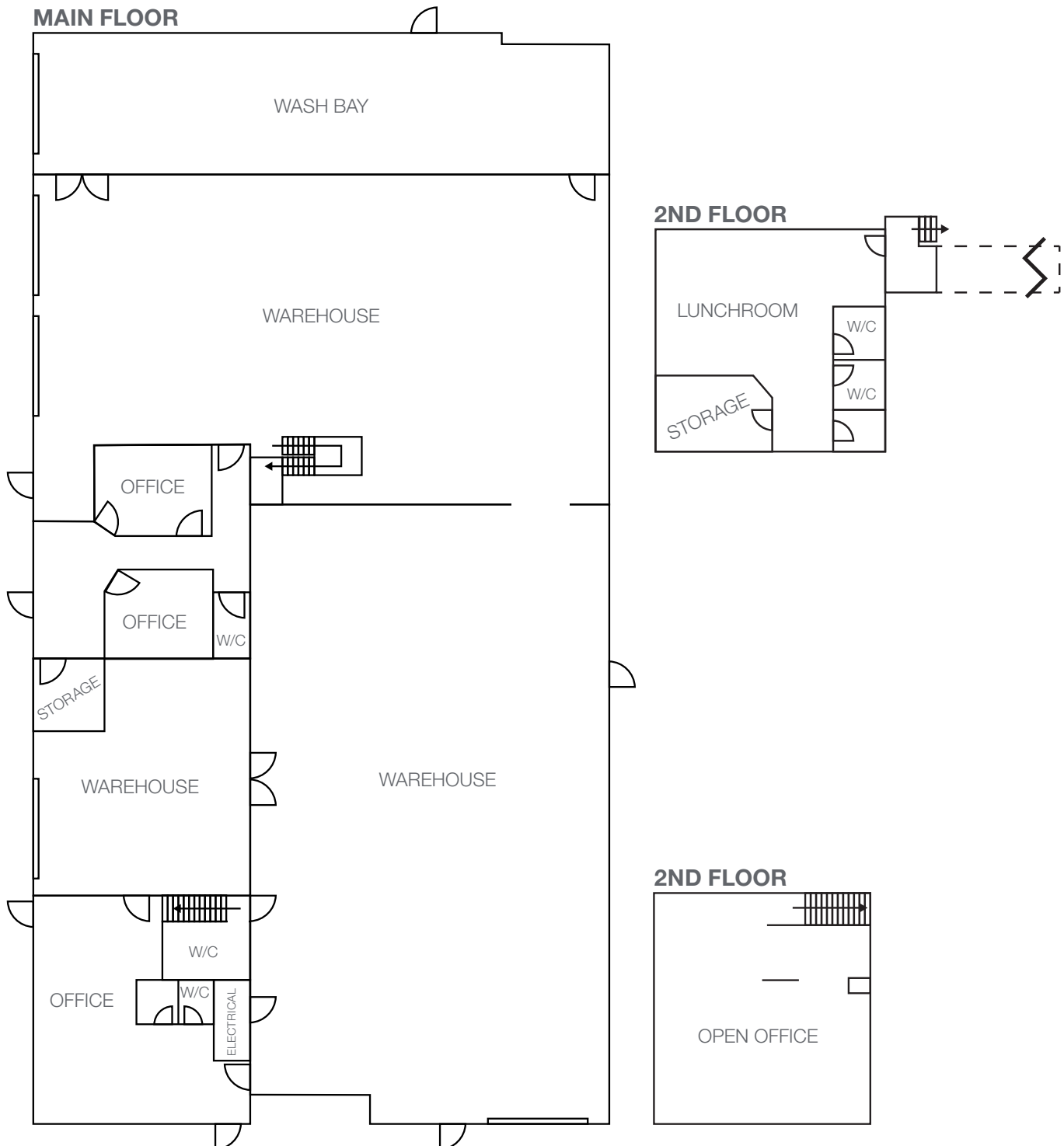


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