

# SALE/LEASE

3803/04 – 52 AVENUE, PROVOST, AB


±17,995 SQ. FT. ON ±4.46 ACRES



**FREE STANDING BUILDING ON 4.46 ACRES**

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

 [www.lizotterealestate.com](http://www.lizotterealestate.com)

 780.488.0888

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### Property Information

**Municipal Address:** 3803/04 – 52 Avenue, Provost, AB

**Building Size:** ±17,995 Sq. Ft. \*On 3803

**Lot Size:** **3803** 3.46 Acres  
**3804** 1 Acre \*Lot only  
**Total** ±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

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**Lease Rate:** \$10.00/Sq. Ft.

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

**Purchase Price:** **3803** \$2,000,000 (\$111.14/Sq. Ft.)  
**3804** \$100,000 \*Lot only

### PROPERTY HIGHLIGHTS

- Drive-through wash bay
- Office over two floors
- Fenced and gated yard
- 10-ton crane
- Make-up air
- 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 100 ft drive through wash bay
- Ventilation fans
- Hideaway anchors
- Separate mechanics room with garage door



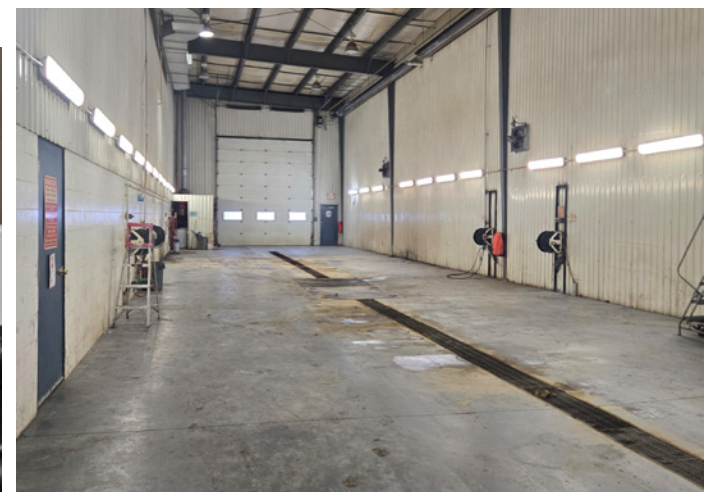
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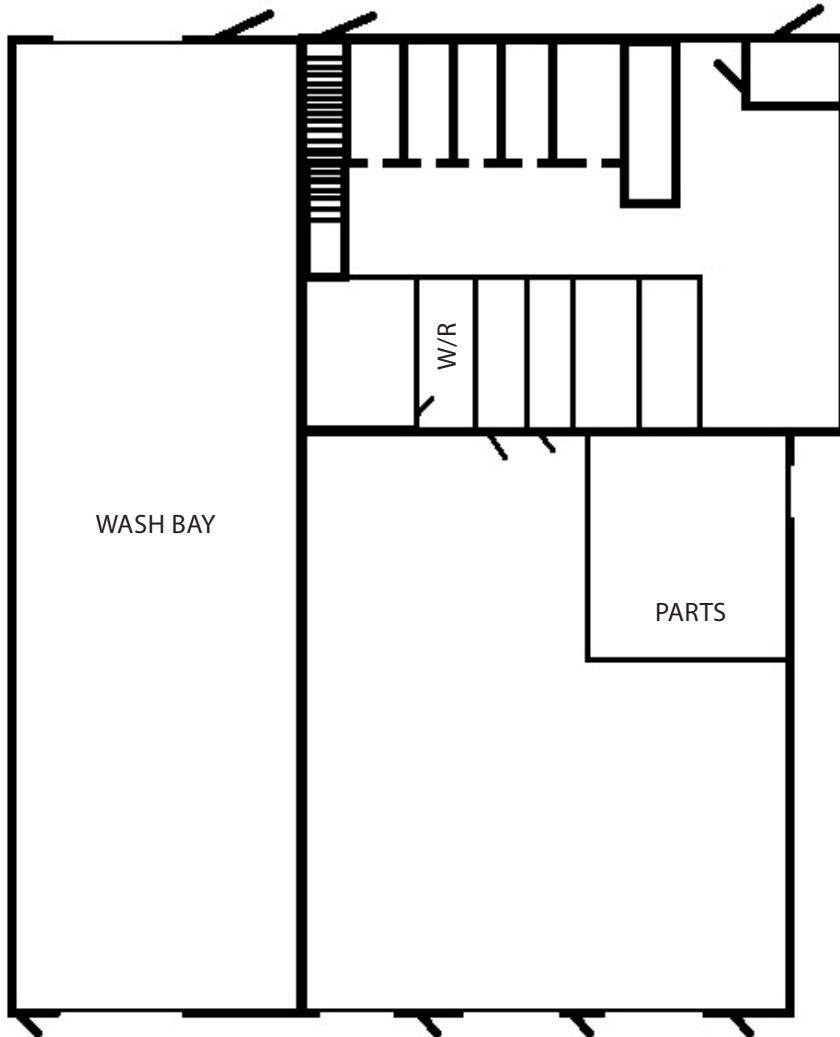


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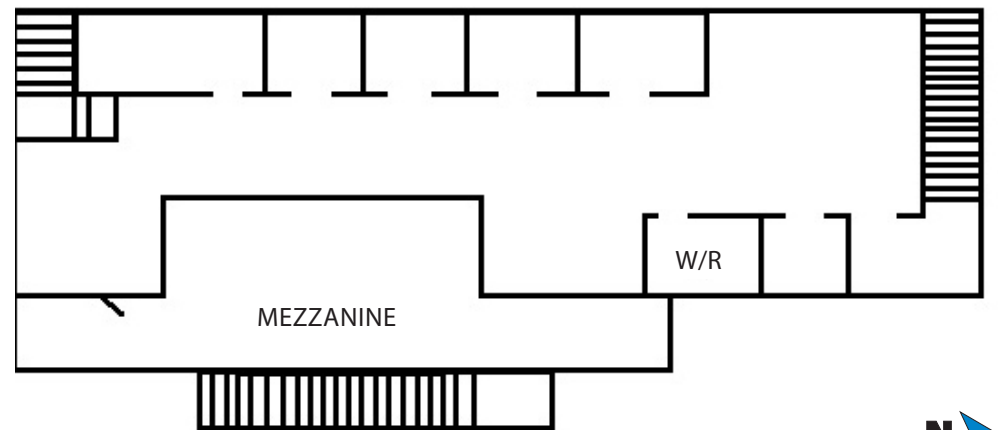
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### FLOOR PLAN

MAIN FLOOR



SECOND-FLOOR  
OFFICE



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## CONTACT

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