

\$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 282

Zoning M-2

Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.