

FOR LEASE

INDUSTRIAL WAREHOUSE W/ OFFICE

4805B 42 Avenue, Wetaskiwin, AB



CO-LISTED WITH NOW REALTY/LARRY WILLES

HIGHLIGHTS

- 2,500 sq ft (+/-) industrial warehouse w/ office
- 14' x 12' grade door
- Storage mezzanine
- Dual compartment sump
- Excellent access to 50th Street, Hwy 613 and Hwy 13
- Located 45 minutes southeast of Edmonton

CONTACT

TYLER WEIMAN

Associate

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PROPERTY DETAILS

MUNICIPAL ADDRESS	4805B 42 Avenue, Wetaskiwin, AB
LEGAL DESCRIPTION	Plan: 7621819; Lots: 1-2
ZONING	MI (Light Industrial)
SIZE	500 sq ft (+/-) office <u>2,000 sq ft (+/-) shop</u> 2,500 sq ft (+/-) total
LOADING	14' x 12' grade
CEILING HEIGHT	18'
LIGHTING	Fluorescent
HEATING	Forced Air
POWER	120/240 (TBC by tenant)
SUMP(S)	(1) Dual compartment

FINANCIALS

LEASE RATE/ OPERATING COSTS	\$2,000 (gross) /month (taxes/insurance)
UTILITIES	Responsibility of Tenant
POSSESSION	February 1, 2020

ABOUT THE AREA

Join neighbours such as:

- Manluk Industries
- Home Hardware Building Centre
- Kal Tire
- Fountain Tire
- Wetaskiwin Veterinary Hospital

AERIAL



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PROPERTY LOCATION

Situated in Zone 8 of Wetaskiwin, the Property is located in one of the larger populated zones of the city. With over 1,200 people located within a 1km radius of the Property and an additional 2,500+ located within a 2.5km radius, this is an ideal location. The excellent connectivity to 40th avenue (highway 613), central Alberta's east-west highway and 50th street, the main thoroughfare through Wetaskiwin makes the location desirable.

Wetaskiwin is Alberta's most strategically located city with highway transportation networks, mainline railroad service and a regional airport. The city offers low commercial and industrial land costs and a large and skilled regional workforce. Wetaskiwin has the distinction of having the highest level of car sales per capita in Canada, due to a highly successful advertising campaign throughout the province with a simple slogan "Cars Cost Less in Wetaskiwin". With a commitment to sustainability, the city of Wetaskiwin is committed to ensuring that they continue to build a sustainable community for themselves and for the future. This success has begun with electric vehicle charging stations, paperless city council and a geothermal energy system.



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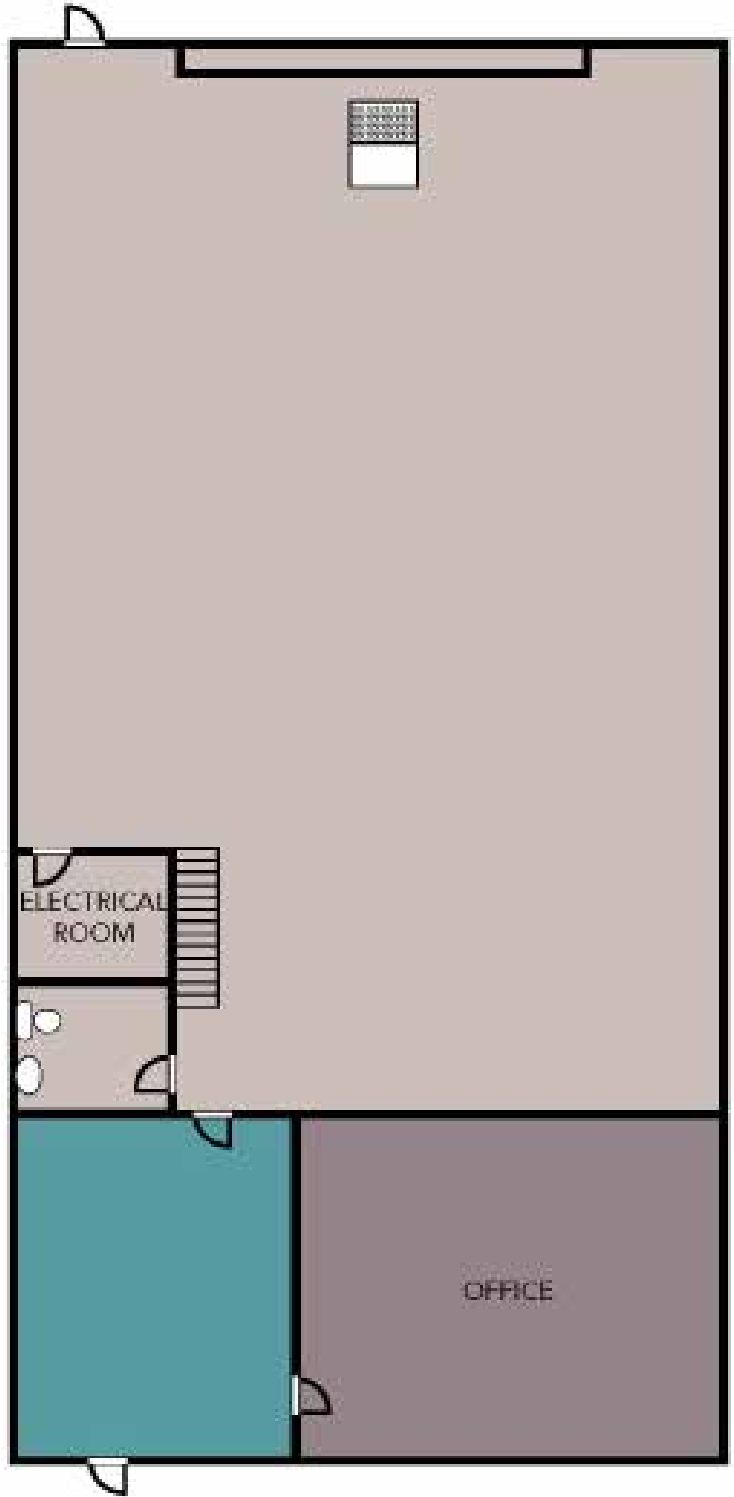
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PROPOSED USES

1. Industrial Building
2. Accessory Building
3. Household Repair Service
4. Antique Store
5. Automotive and Equipment Repair Shop
6. Automotive and Light Recreation Vehicle Sales/Rentals
7. Business Support Service
8. Commercial School
9. Convenience Vehicle Rental
10. Equipment Rentals
11. Fleet Service
12. Funeral and Cremation Service
13. Vehicle Oriented Use
14. Licensed Restaurant
15. General Contractor Service
16. Limited Contractor Service
17. Service Stations
18. Outdoor Amusement Establishment
19. Recycling Depot
20. Truck and Factory Build Home Sales
21. General Industrial Uses
22. Vehicle and Equipment Sales/Rentals
23. Public Education Services
24. Public Library and Cultural Exhibit
25. Greenhouse and Plant Nursery

FLOOR PLAN

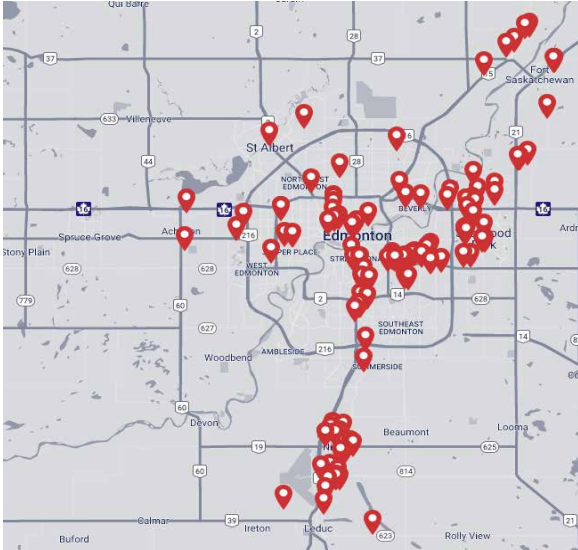


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

TYLER WEIMAN Associate - BIO



Managing purchase, sales, leasing and investment transactions, Tyler finds the most suitable commercial property for the best price possible.

Tyler's local expertise and global network are invaluable, together with his ability to provide information quickly and accurately. His capacity to deliver clever strategies and solutions that overcome obstacles saves clients time and money.

Tyler's 14-year career playing professional hockey led to extended travels in North America, Europe, and Asia. This immersion in different cultures and locales has expanded his knowledge, personal growth, and relationships. His high level of professionalism, dedication to excellence and attention to detail is top priority to his clients while helping them reach their own unique goals.

Tyler enjoys giving back to the community and has volunteered with many charitable events, programs, and foundations. Tyler and his wife are raising their three daughters in the Edmonton area. He appreciates traveling, learning about new cultures and lifestyles, all sports, photography and spending time with family and friends.



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