

PROPERTY OPPORTUNITY



VILLAGE CORE

COMMERCIAL LOT

5032 - 52 Street

Cost: Consult with Seller

HIGHLIGHTS

LEGAL DESCRIPTION Lot 16; Block 1; Plan 2478 EO

PROPERTY SIZE 3,300 ft² (110'x30')*

BUILDING SIZE 450 ft²*

NOTES - Zoned Commercial Central Business District (C1)

CONTACT SELLER

JOE GIDOSH

CAROL MALEC

P. (780) 914 5566

carolmalec@yahoo.com

* ALL MEASUREMENTS ESTIMATED



 Warburg.ca

 (780) 848-2841

 info@warburg.ca



Prime location on “Main Street” with flexible development options



PROPERTY OPPORTUNITY



VILLAGE CORE

COMMERCIAL SPACE

5004 – 51 St + 5008 – 51 St + 5012 – 51 St

Cost: Consult with Seller

HIGHLIGHTS

LEGAL DESCRIPTION Plan 2478 E.O., Block 2, Lot 22
(Site with building)

PROPERTY SIZE 0.86 acres of total land (three lots)

BUILDING SIZE 3,120 ft² (est) 3 bays @ ~8'x40*

- NOTES**
- Building on lot + two adjacent vacant lots
 - Alley access, fenced around building yard
 - 3 overhead doors
 - Zoned Commercial Central Business District (C1)

* ALL MEASUREMENTS ESTIMATED



PROPERTY OPPORTUNITY

SALE

VILLAGE CORE

COMMERCIAL SPACE

4907 – 50 Avenue

Sale: Consult with Seller | Rent: Negotiable

HIGHLIGHTS

LEGAL DESCRIPTION Lot 2 & 3; Plan 7821265

PROPERTY SIZE 20,000 ft² (368' x 83', narrowing to 30')*

BUILDING SIZE 5,000 ft²*

- NOTES**
- 2 lots (lot plus building; separate fenced compound)
 - 6 bay doors
 - Zoned Commercial Central Business District (C1)

* ALL MEASUREMENTS ESTIMATED



PROPERTY OPPORTUNITY

SALE

VILLAGE CORE

COMMERCIAL LOT

5016 - 52 Street

Cost: \$135,000 | Rent: \$1200-\$1400/mo

HIGHLIGHTS

LEGAL DESCRIPTION Lot 12; Block 1; Plan 2478 EO

PROPERTY SIZE 3,630 ft² (110'x30')*

BUILDING SIZE 2,500 ft²*

- NOTES**
- 2 entrances, can be subdivided for 2 uses
 - Overhead garage door
 - Adjscent lot is vacant (separate owner)
 - Zoned Commercial Central Business District (C1)

* ALL MEASUREMENTS ESTIMATED



PROPERTY OPPORTUNITY

SOLD

VILLAGE CORE

COMMERCIAL SPACE

4904 – 50 Avenue

Sale: \$44,000 | Rent: Negotiable

HIGHLIGHTS

LEGAL DESCRIPTION Lot 1; Block 4; Plan 8052 ET

PROPERTY SIZE 7,500 ft² (50'x150')*

BUILDING SIZE 450 ft²*

NOTES - Zoned Commercial Central Business District (C1)

* ALL MEASUREMENTS ESTIMATED





6.3 ACRES

HIGHWAY COMMERCIAL / INDUSTRIAL

COMMERCIAL LOT

5603 - 50 Street

Cost: Consult with Seller

Open to expressions of interest (purchase, rent, subdivide)

HIGHLIGHTS

LEGAL DESCRIPTION Lot 3, Plan 942 0717
Lot 5, Block 12, Plan 802 1777
Lot 45, Block 12, Plan 142 2399

PROPERTY SIZE 6.3 acres*

BUILDING SIZE 6,000 ft²*

- NOTES**
- Zoned light industrial business
 - Village sewer connection and drilled well water
 - Metal frame/clad building
 - 1,200 ft² office and 4,800 ft² shop including 5 tall bays for trucks
 - Large land base located on Highway 770

* ALL MEASUREMENTS ESTIMATED

CONTACT SELLER

JOHN BABIC
P. 780-909-4220
jbabic@telus.net





Large industrial lot and multi-bay building on Highway 770 close to Highway 39



PROPERTY OPPORTUNITY



HIGHWAY COMMERCIAL / INDUSTRIAL

COMMERCIAL LOT

5713 - 50 Street

Cost: Consult with Seller

HIGHLIGHTS

LEGAL DESCRIPTION Lot 4; Block 1; Plan 7921263

PROPERTY SIZE 1.30 acres*

NOTES - Zoned light industrial;
- Ph 1 Environmental study complete

CONTACT SELLER

DARCY POWLIK / REMAX


P. (780) 446-9700

darcy@darcypowlik.com

* ALL MEASUREMENTS ESTIMATED



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Large industrial lot on Highway 770
with flexible development options



PROPERTY OPPORTUNITY



HIGHWAY COMMERCIAL / INDUSTRIAL

COMMERCIAL BUILDING

5717 - 50 Street

Cost: Consult with Seller

HIGHLIGHTS

LEGAL DESCRIPTION Lot 5; Block 1; Plan 7921263

PROPERTY SIZE 1.30 acres*

BUILDING SIZE 21,440 ft²*

NOTES - Zoned light industrial;
- Ph 1 Environmental study complete

CONTACT SELLER

DARCY POWLIK / REMAX


P. (780) 446-9700

darcy@darcypowlik.com

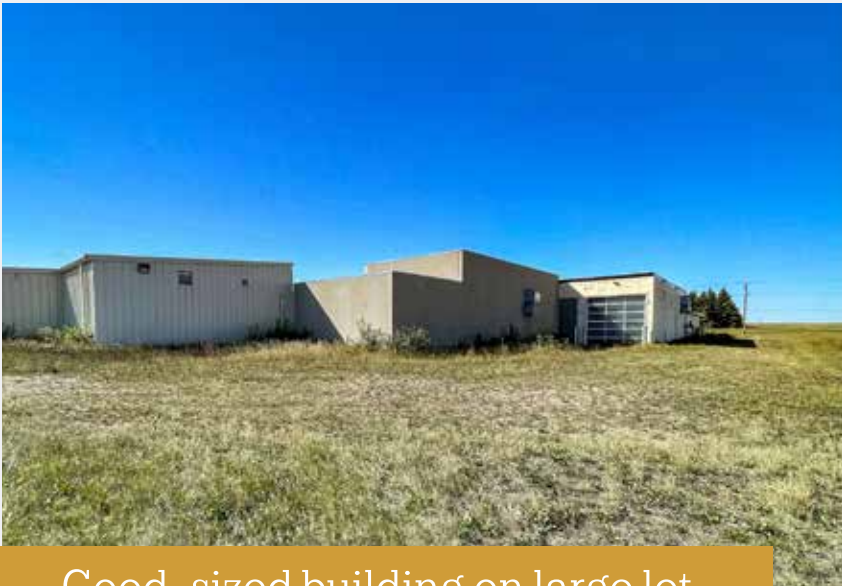
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Good-sized building on large lot
adaptable to various uses



PROPERTY OPPORTUNITY



HIGHWAY COMMERCIAL / INDUSTRIAL

COMMERCIAL LOT

5721 - 50 Street

Cost: Consult with Seller

HIGHLIGHTS

LEGAL DESCRIPTION Lot 6A; Block 1; Plan 7921263

PROPERTY SIZE 2.69 acres*

NOTES - Zoned light industrial;
- Ph 1 Environmental study complete

CONTACT SELLER

RICK POLASEK


P. (780) 986 3000

rickp@leduccoop.ca

* ALL MEASUREMENTS ESTIMATED



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Large industrial lot on Highway 770
close to Highway 39



PROPERTY OPPORTUNITY



HIGHWAY COMMERCIAL / INDUSTRIAL

3 INDUSTRIAL PROPERTIES

5713, 5717, 5721 - 50 Street

Cost: Consult with Seller

HIGHLIGHTS

PROPERTY SIZE 3 adjacent properties totalling 5.3 ac*

BUILDING SIZE 21,440 ft²*

- NOTES**
- Unique opportunity for land assembly
 - Zoned light industrial
 - Existing 21,440 ft²* building
 - Village water and sewer
 - Fronting Hwy 770; 300 metres to Hwy 39

CONTACT SELLER

DARCY POWLIK / REMAX


P. (780) 446-9700

darcy@darcypowlik.com

* ALL MEASUREMENTS ESTIMATED



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An affordable land assembly opportunity for large-scale development



PROPERTY OPPORTUNITY



HIGHWAY COMMERCIAL / INDUSTRIAL

COMMERCIAL LOT

5616 - 50 Street

Cost: Consult with Seller

HIGHLIGHTS

LEGAL DESCRIPTION Lot C; Block 1; Plan 599 HW

PROPERTY SIZE 42,240 ft² (165'x256')*

NOTES Zoned R2 General Residential



* ALL MEASUREMENTS ESTIMATED



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