

FOR SALE

MANUFACTURING FACILITY ON 18.03 ACRES

5110 62 Street, Vegreville, AB

**114,045 SF Freestanding Building
on 18.03 Acres**

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Andy Horvath

Partner
780 917 8338
andy.horvath@cwedm.com

Alain Mulumba

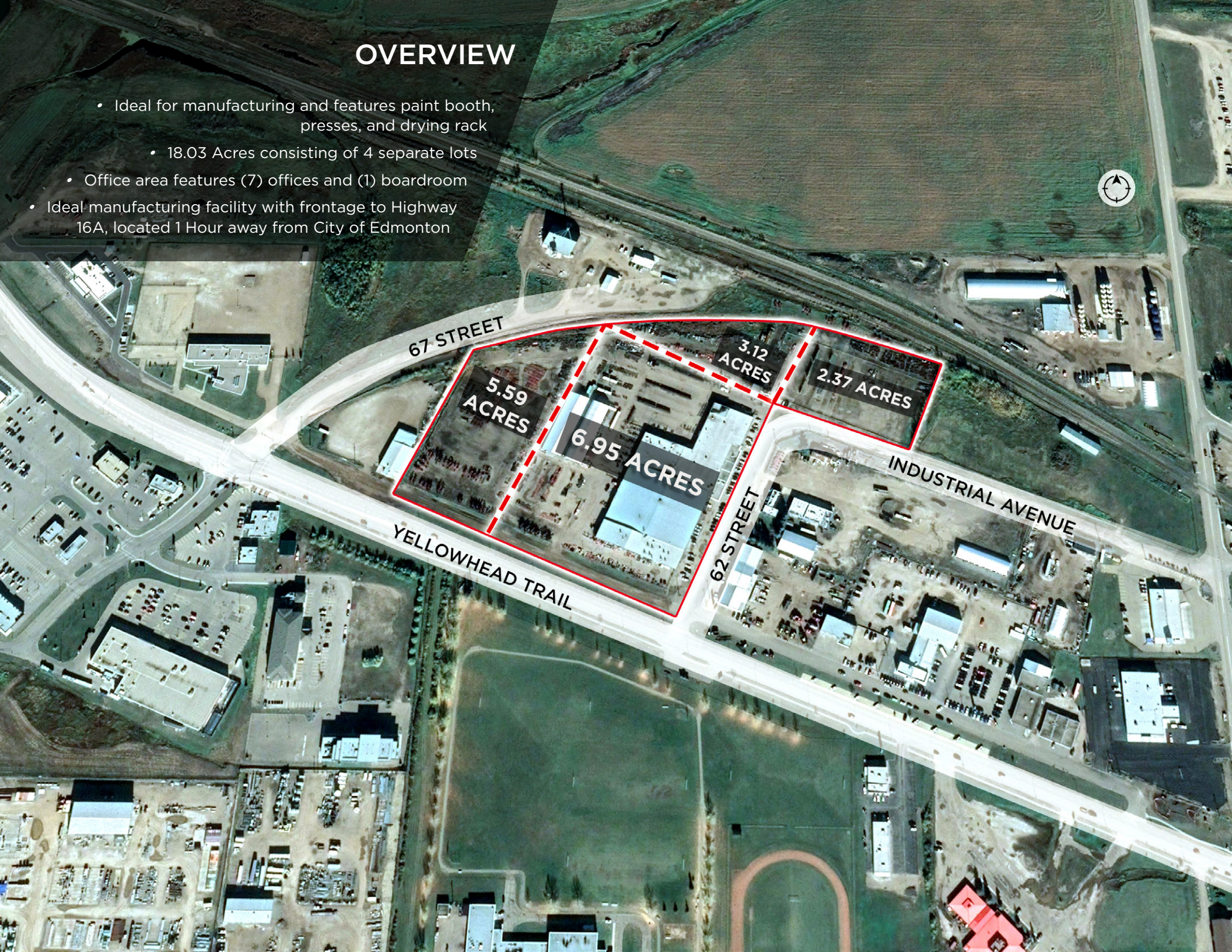
Associate
780 429 9391
alain.mulumba@cwedm.com

Burke Smith

Partner
780 917 8344
burke.smith@cwedm.com

OVERVIEW

- Ideal for manufacturing and features paint booth, presses, and drying rack
- 18.03 Acres consisting of 4 separate lots
- Office area features (7) offices and (1) boardroom
- Ideal manufacturing facility with frontage to Highway 16A, located 1 Hour away from City of Edmonton



PROPERTY DETAILS

MUNICIPAL ADDRESS

5110 62 Street, Vegreville, AB

SITE SIZE

18.03 Acres

LEGAL DESCRIPTION

Plan 5860NY, Lot E (6.95 Acres)

Plan 2964RS, Block 3, Lot 1 (3.12 Acres)

Plan 2964RS, Block 2, Lot 1 (5.59 Acres)

Plan 2964RS, Block 3, Lot 2 (2.37 Acres)

ZONING

M1 - Business Industrial District

YEAR BUILT

Original shop built in 1967 with
expansions in 1968, 1969, 1972,
1973, 1976 & 1995



LOADING

(12) Grade Doors

POWER

800 Amp, 480 Volt

CEILING HEIGHT

14' - 24' Clear

AVAILABLE SIZE

5,395 SF - Office

93,650 SF - Warehouse

15,000 SF - Paint Room

114,045 SF - Total

SALE PRICE

\$4,500,000.00

TAXES

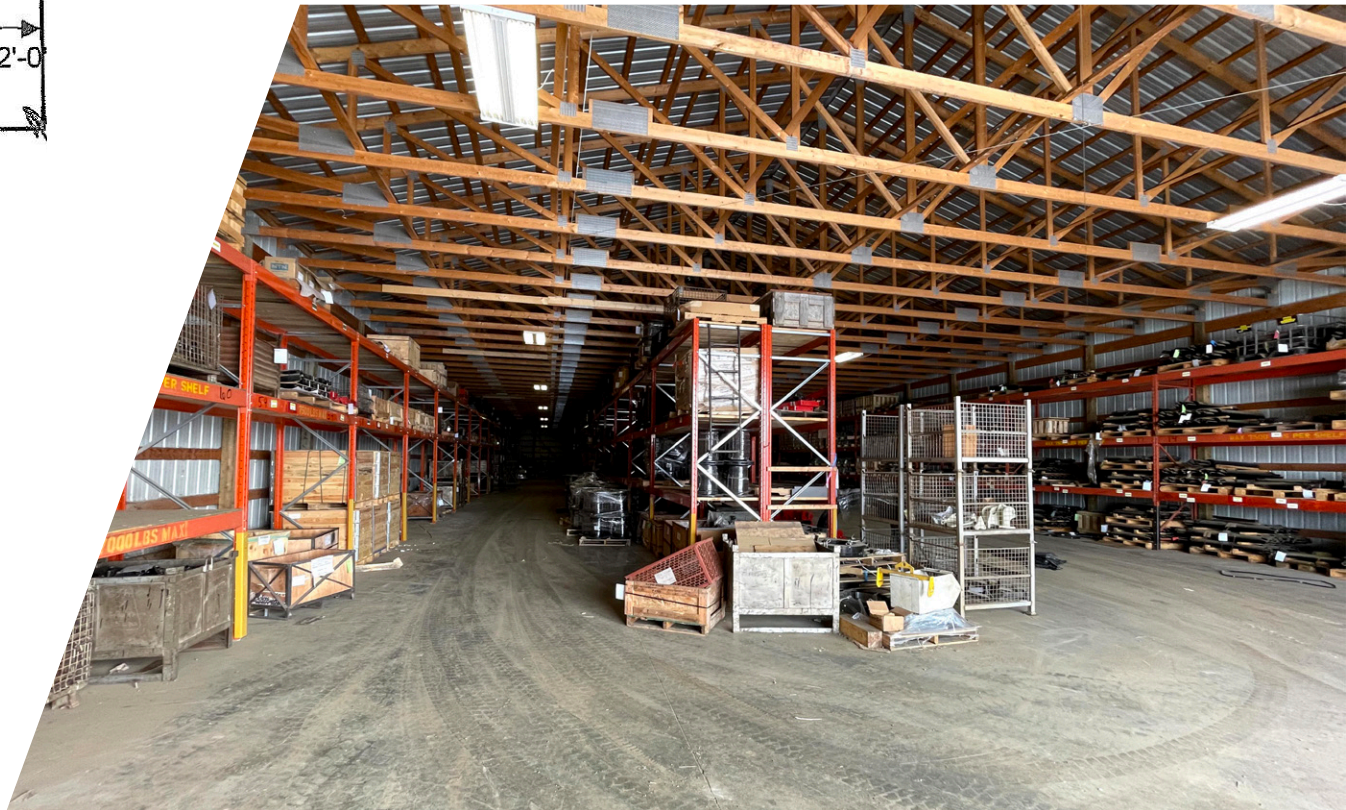
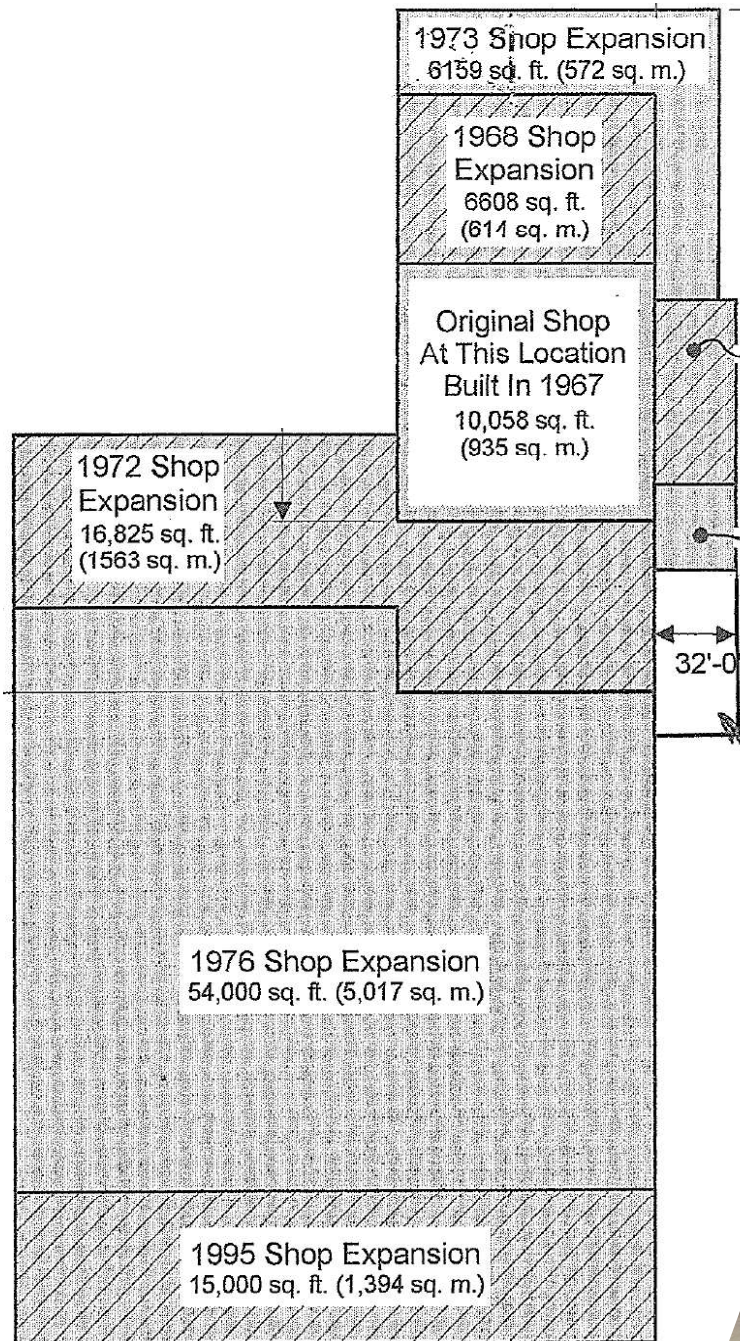
\$125,659.23 (2021)

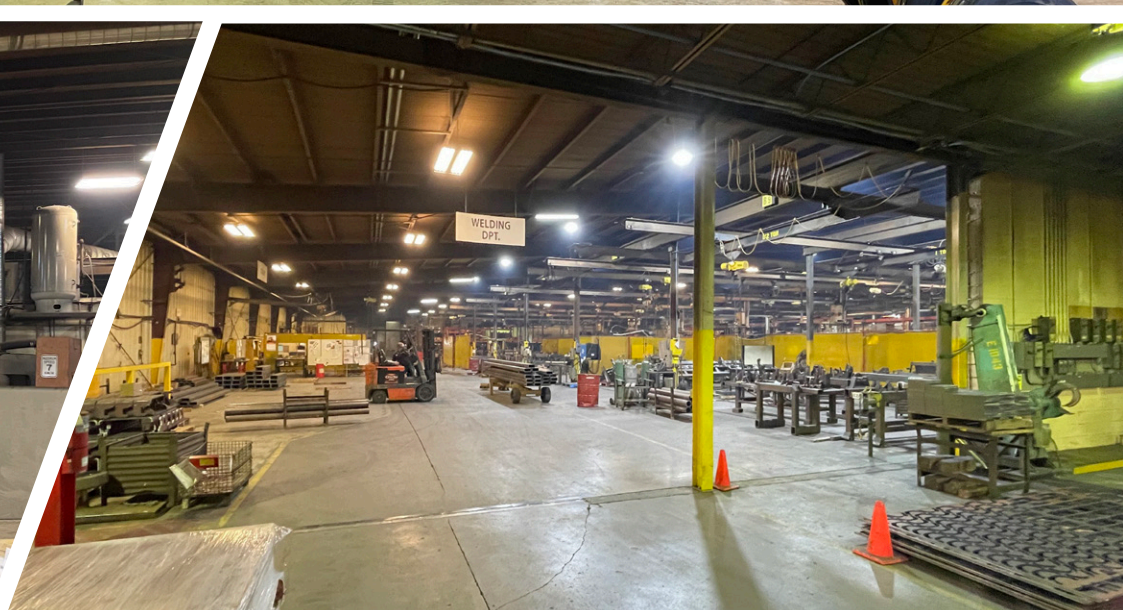
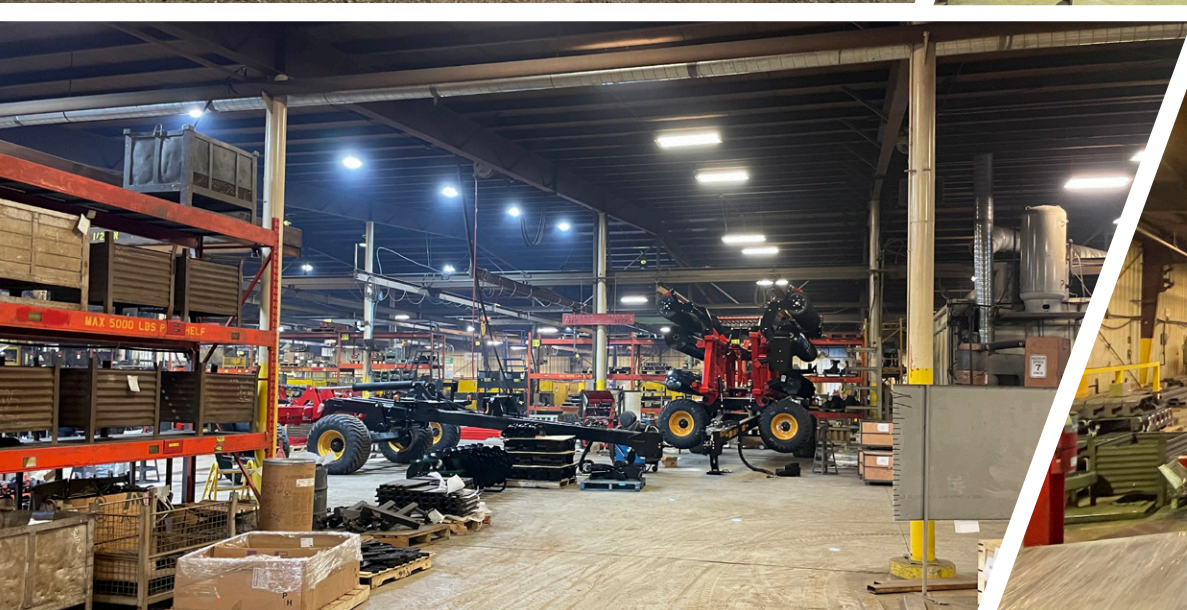


PROPERTY PHOTOS



FLOOR PLAN





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