

# \$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      330  
Zoning                M-2

**Listing Details**

Listing Office        RE/MAX ADVANTAGE (WHITECOURT)

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