

**FURTHER PRICE
REDUCED**

**NOW \$1,950,000
\$1,650,000**

NAI Commercial

MULTI-TENANT INDUSTRIAL PROPERTY (LAND AND BUILDING ONLY)

COURT ORDERED SALE

5012 CAXTON STREET WEST, WHITECOURT, AB



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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE



OFFERING SUMMARY

NAI Commercial Real Estate Inc. ("NAI" or the "Advisor") has been engaged to offer a 100% freehold interest in the Multi-Tenant Industrial Property (the "Property" or "Offering") located at 5012 Caxton Street, Whitecourt, Alberta. The Property is being offered without a set bid date, with offers considered as they are received. For more information, please contact a member of the advisory team.

The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.

PROPERTY HIGHLIGHTS



OPPORTUNITY

A unique scenario for purchasers to acquire an income-producing asset, with the flexibility for vacant possession if desired.



SITE COVERAGE

With a site coverage of just 25.08%, the property provides occupants with significant flexibility and functionality. This low coverage ratio allows for ample yard space, which can accommodate outdoor storage, parking, truck maneuverability, future expansion, or other operational needs—making it an ideal fit for a wide range of Commercial/industrial users.



LOCATION

The property occupies a prominent corner location with frontage along 51 Avenue, 50 Avenue, and Caxton Street with visibility to Highway 43, offering valuable exposure.



FUNCTIONALITY

Buildings are well suited for a variety of industrial operations. Especially given its configuration, multiple loading doors and site layout plan with multiple access points along its eastern and northern boundaries, enhancing site functionality and traffic flow



ZONING

The M-1 Service Industrial zoning allows for a variety of light industrial and service-oriented commercial uses such as warehousing, light manufacturing, and businesses that support industrial activity, like equipment servicing or contractor yards.

OFFERING PROCESS

The property is being offered to the market at ~~\$1,950,000~~ **\$1,650,000**. Interested parties are invited to submit an offer to purchase through NAI Commercial Real Estate for consideration by the Lender/Court of King's Bench.

PROPERTY INFORMATION

LEGAL DESCRIPTION	Plan 1584NY, Lot G	
ZONING	M-1 Service Industrial Zoning	
BUILDING AREA	First Building	Rentable Area
	Main Floor Warehouse	15,200 sq.ft.±
	Main Floor Office	2,565 sq.ft.±
	Second Floor	2,565 sq.ft.±
	Total	20,330 sq.ft.±
	Second Building	
	Main Floor	2,452 sq.ft.±
	Second floor	2,452 sq.ft.±
	Total	4,904 sq.ft.±
SITE SIZE	2.31 acres±	
RENTABLE BUILDING AREA	25,234 sq.ft.±	
BUILDNG AREA /LAND RATIO	25.08%	
YEAR BUILT	1963	
PROPERTY TAXES	\$43,079.03 (2024)	



SALE PRICE: ~~\$1,950,000~~ \$1,650,000



HWY 43

WHITECOURT

Whitecourt

LOCATION	TRAVEL DRIVE TIMES
Downtown Whitecourt	5 mins
Highway 43	1 min



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