

\$525,000 - 9304 100 Street, Westlock

MLS® #E4428187

\$525,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Westlock, Westlock, AB

HIGHWAY 44 FRONTAGE!!! Large 2.98 acre corner light industrial lot with 5440 +/- sq ft building located along highway 44 and at the entrance of Westlock's west industrial park. Approx. 320'x400' lot with fenced back & side storage yard. Metal clad building is comprised of 1680 sq ft front office space w/ additional mezzanine offices & lunchroom, currently 2 offices on main & 2 upstairs. Middle portion of building (2160 sq ft) is a heated shop area w/17' 4" ceiling and back part of building (1600 sq ft) is open shop area w/ 20' ceiling w/ welding station, exhaust, 16'x20' door w/ auto opener, access to yard and tarp shelter storage. This property is on municipal services and is currently being cleaned out and is ready for a new beginning. Property is surrounded by other light industrial businesses with tons of potential.

Built in 1975

Essential Information

MLS® #	E4428187
Price	\$525,000
Bathrooms	0.00
Acres	0.00
Year Built	1975
Type	Industrial
Status	Active



Community Information

Address	9304 100 Street
Area	Westlock
Subdivision	Westlock
City	Westlock
County	ALBERTA
Province	AB
Postal Code	T7P 2L5

Exterior

Exterior	Metal Clad, Block, Wood Frame, Steel Frame
Roof	See Remarks
Construction	Metal Clad, Block, Wood Frame, Steel Frame

Additional Information

Date Listed	March 28th, 2025
Days on Market	144
Zoning	Zone 70

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Listing information last updated on August 19th, 2025 at 8:47pm MDT