

## \$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	126
Zoning	Zone 70

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Listing information last updated on August 1st, 2025 at 6:17pm MDT