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## 100 3RD STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Beaverlodge, Alberta



**Listing ID:**  
26992


**MLS ID:**  
A2181829

**\$3,500,000**



 **RICK WALLAN**  
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 All Peace Realty Ltd.  
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 100 3rd Street , Beaverlodge , Alberta T0H 0C0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 273	<b>Zoning</b> I
<b>Subdivision</b> NONE	<b>Nearest Town</b> Beaverlodge	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2006	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0522534	<b>Building Area (Sq. Ft.)</b> 16875.00
<b>Building Area (Sq. M.)</b> 1567.73	<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas,Radiant	<b>Commercial Amenities</b> Boardroom,Kitchen,Lunchroom,Outside Storage,See Remarks,Shower
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos

Beaverlodge Industrial Property. 11.7 acres with a 12,000 sqft shop and an attached 4,875 sqft office, comes with reception area, board room, lunch room, bathroom, 6 offices with desks and chairs. The shop has 2, 100ft drive-through bays and a 100ft drive-through service bay with an 80ft pit. Concrete aprons in front and rear of shop buildings as well as a cold storage building, approximately 50 x 80 ft. Great access to the highway and secondary highway 722. UFA Cardlock is next door. This property is set right up, move in ready and well maintained. Suitable for transport or construction, the best shop, yard and location in Beaverlodge.

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