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10 LOGGERS RD FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Rural Northern Sunrise County, Alberta



Listing ID:
27619


MLS ID:
A2060324

\$2,000,000



 **ANDY GAUVREAU**
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 10 Loggers Rd , Rural Northern Sunrise County , Alberta T8S1S4

Transaction Type For Sale	Title Fee Simple	Days On Market 741
Zoning MSG Industrial	Subdivision Northern Sunrise County	Nearest Town Peace River
Year Built 2007	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1222205	Building Area (Sq. Ft.) 12000.00
Building Area (Sq. M.) 1114.83	Roof Asphalt Shingle,Metal	Foundation Poured Concrete
Cooling Central Air	Heating In Floor,Overhead Heater(s),Hot Water,Natural Gas,Oil	Inclusions Existing appliances
Restrictions None Known	Reports None	

100 x 120 shop with 20 foot ceiling and 4 drive through bays one of which is the wash bay. All OHD are 18 X 18 and within the bays is a pit for working on the equipment, changing oil etc. The wall construction is concrete insulated panels and the are from floor to ceiling - in floor heat with a used oil burning over head heater. Multiple storage rooms, office and change room/laundry room are all contained within the shop. The office is 40 X 32 with two fully finished floors offering 2 offices, office/reception area, waiting room, storage and bathrooms. The lower floor has office, 3 cubical open office spaces, kitchenette area, storage and bathrooms. The office building is forced air heat with AC. All this within a fenced 5.71 acres with gated access. One of the few shops this size available in the Peace River area so if your company is looking for the perfect spot to access the Seal Lake Oilfield area or are in the logging/chip/forestry industry - this may be the perfect fit

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