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COMMERCIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale




Location
Rycroft, Alberta



Listing ID:
28031

MLS ID:
A2125961

\$399,000



 **JOHN KROL**
 (780) 814-1589

 Royal LePage - The Realty Group
 780-539-5771

 5015 47 Avenue , Rycroft , Alberta T0H 3A0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

471

Business Type

Commercial

Zoning

COMM

Subdivision

NONE

Building TypeCommercial Mix,Mixed Use,See
Remarks,Warehouse**Year Built**

1973

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

5066ET

Building Area (Sq. Ft.)

4000.00

Building Area (Sq. M.)

371.61

Lot Size (Sq. Ft.)

23958

Lot Size (Acres)

0.55

Construction Type

Metal Siding ,See Remarks

Roof

Metal

Foundation

Poured Concrete

Heating

Forced Air,Natural Gas

Lot Features

Corner Lot,See Remarks

Commercial AmenitiesCompressed Air Lines,Floor
Drain(s)/Grease Trap(s),Laundry
Facility,Mezzanine,Outside
Storage,Parking-Extra,Paved Yard,See
Remarks,Storage**Access to Property**

See Remarks

Inclusionsapartment furnishings, air compressor,
pressure washer, cabinets &
workbenches. 3 sea cans negotiable.**Restrictions**

None Known

Reports

Environmental Phase 1

Prime opportunity & quick possession possible! For sale is this corner, 3 lots, covering 0.55 acres (198' x 120') with 50' x 80' metal clad commercial building. There is a massive 60' x 85' concrete pad in front of the 14' x 12' overhead doors (new in 2018) leading into 3 bays, which are 50' long and could accommodate large buses or big trucks. Each bay can also be separated by rubberized curtains and there are exhaust fans & hoses for venting vehicles as well as a big BBQ rangehood when it comes time to feed the crew. The 3,000 square foot main level also has storage/parts room, overhead natural gas heaters, floor drain with sump, hot water pressure washer system plumbed to 2 sides of the shop and air compressor with retractable hoses plumbed through the whole shop. There is also a half bathroom, washer for coveralls, and all cabinets & workbenches are included. Upstairs, there is a 1,000 sq.ft. furnished, 1 bedroom apartment with kitchen, huge bathroom with own laundry and 2 access doors from either the outside or inside of the shop. Bedroom is huge at approximately 16' x 19'. Outside, there is a row of exterior plug-ins for vehicles running along the fence line. Main gate has a power remote and there is secure fencing around yard. There is also a 8' x 16' exterior shed for cold storage, which would be great spot for extra tires. If you don't need the full yard, there is ample space to rent out for R.V. storage or mini storage, for additional revenue stream. Contact a REALTOR® today for more information or to schedule a viewing.

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