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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**
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 5015 47 Avenue , Rycroft , Alberta T0H 3A0

Transaction Type	Title	Days On Market
For Sale	Fee Simple	594
Business Type	Zoning	Subdivision
Commercial	COMM	NONE
Building Type	Year Built	Structure Type
Commercial Mix,Mixed Use,See Remarks,Warehouse	1973	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	5066ET
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
4000.00	371.61	23958
Lot Size (Acres)	Construction Type	Roof
0.55	Metal Siding ,See Remarks	Metal
Foundation	Heating	Lot Features
Poured Concrete	Forced Air,Natural Gas	Corner Lot,See Remarks
Commercial Amenities		
Compressed 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	Inclusions apartment furnishings, air compressor, pressure washer, cabinets & workbenches. 3 sea cans negotiable.
Restrictions	Reports	
None Known	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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