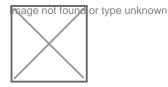


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **COMMERCIAL FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location** Rycroft, Alberta Listing ID:

28031

MLS ID: A2125961

\$399,000



- <sup>△</sup> JOHN KROL
- (780) 814-1589
- Royal LePage The Realty Group
- **2** 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 Type** 

Commercial 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)

Poured Concrete

0.55

**Construction Type** 

Metal Siding ,See Remarks

Roof Metal

**Foundation** 

Heating

Forced Air, Natural Gas

Lot Features

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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