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TWP RD 502 RR14 NE 8-50-1-4 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Vermilion River, County Of, Alberta

Listing ID:

29670

MLS ID:

A2199887

\$3,050,000



△ BRIAN KIMMEL

(780) 808-2700

□ RE/MAX OF LLOYDMINSTER

2 780-808-2700

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TWP RD 502 RR14 NE 8-50-1-4 , Rural Vermilion River, County Of , Alberta $\,$ T0B 0L0 $\,$

Transaction Type

For Sale

Title

Days On Market

241

Zoning

Industrial

Subdivision

Fee Simple

NONE

Industrial

Nearest Town

Lloydminster

Year Built

2011

Structure Type

Property Type Commercial

Property Sub Type

Industrial

Legal Plan

1123054

Building Area (Sq. Ft.)

23600.00

Building Area (Sq. M.)

2192.49

Lot Size (Sq. Ft.)

348480

Lot Size (Acres)

8.00

Construction Type

Metal Frame

Cooling Central Air Heating

Overhead Heater(s), Hot Water

Inclusions

Alarm System, Fenced Compound, Floor Drains, Heavy Floor Loading,

Overhead Crane, Sump

Restrictions

None Known

Reports

Environmental Phase 1,Legal

Description

Great investment property this 23,600 sq.ft. shop is located 1/4 mile west of RR13 on TWP RD 502. Current lease in place till July 31, 2030. Shop area is 16,400 sq.ft with 2 controlled zones of in-floor heat, complete make up air system, 2-10,000 lb. bridge cranes that run the full 120 feet, 3-18x20 OHD, 3-14x18 OHD, 1- 20x20 OHD and 600 amp power. Office area is 2 levels of 3600 sq.ft. Main office features large reception area with 8 offices, kitchen area, employee locker room. 2nd level has reception area, 20x30 board room and 8 offices. All offices have air conditioning. The complete 8 acres is fenced, packed and sloped to the perimeter. Pylon sign is included. Call for full information package.

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