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

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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**
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 RE/MAX OF LLOYDMINSTER
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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 Fee Simple	Days On Market 364
Zoning Industrial	Subdivision NONE	Nearest Town Lloydminster
Year Built 2011	Structure Type Industrial	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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