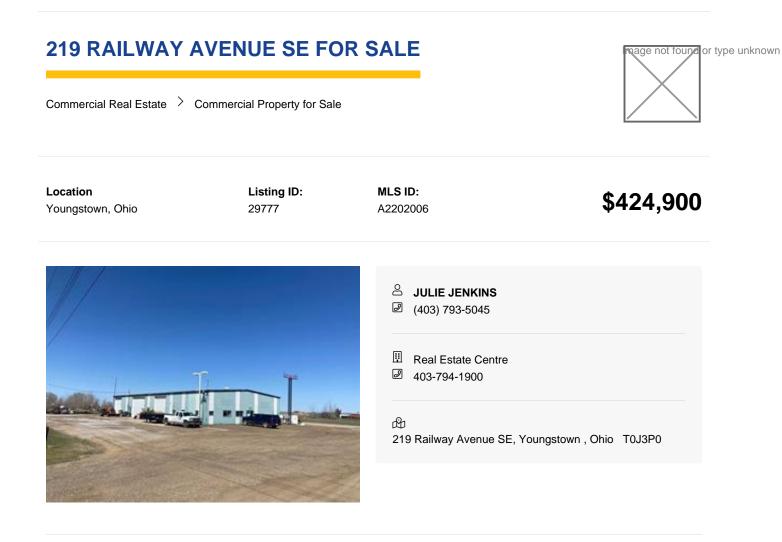


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<b>Transaction Type</b>	<b>Title</b>	Days On Market
For Sale	Fee Simple	171
<b>Zoning</b>	Subdivision	<b>Year Built</b>
C1	NONE	1981
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
<b>Legal Plan</b>	Building Area (Sq. Ft.)	Building Area (Sq. M.)
7490AP	8400.00	780.38
Construction Type	Roof	<b>Heating</b>
Metal Frame,Metal Siding	Metal	Natural Gas
Inclusions Laughlin Mechanical Trade name, Washer/Dryer, Lincoln Welder (Electric), Miller Portable, Air Compressor 5HP, Welding Tables, Misc Tools, Misc Parts, 2 Post Hoist, All Shelving, Office Furniture, Service Truck (Negotiable)	<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos

Prime Industrial opportunity in the heart of Youngstown, Alberta!! Situated between Hanna and Oyen, Youngstown is a hub at the Junction of HWY 9 & 884, directly north of Big Stone. Situated over 10 lots, this spacious yard houses a vibrant industrial shop. With enough tools to get you started, this HUGE shop is approximately 7200 sq ft with a 1200 sq ft mezzanine. VENDOR FINANCING AVAILABLE

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