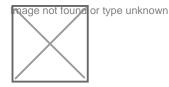


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **241 ROYER WAY FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Fort McMurray, Alberta

Listing ID:

29993

MLS ID:

A2206177

\$2,999,900



- <sup>△</sup> TJ CAMPBELL
- **2** (780) 972-3924
- II ROYAL LEPAGE BENCHMARK
- **2** 780-743-1137
- 241 Royer Way , Fort McMurray , Alberta T9H0E1

**Transaction Type** 

For Sale

Subdivision

Rickards Landing

**Property Type** 

Commercial

Building Area (Sq. Ft.)

7776.00

Lot Size (Acres)

2.38

Heating

Forced Air, Natural Gas

Reports
Aerial Photos

**Days On Market** 

279

Year Built

2023

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

722.41

Roof Metal

Inclusions

All Forced air units, water tower, 2 office

trailers,

Zoning

ВΙ

Structure Type

Industrial

Legal Plan

1324913

Lot Size (Sq. Ft.)

103875

Cooling

None

Restrictions

None Known

2.38 ACRES!!! 7776 Sq/FT 2023 BUILT SHOP! SELLER FINANCING AVAILABLE! This prime commercial industrial property located in Rickards landing offers a well-maintained, versatile space perfect for a range of business operations. This fully fenced lot features a large gravel yard providing ample space for parking, storage, and easy access for large vehicles and equipment. The highlight of this property is the 2023 built, 7776 Sq/Ft heated shop, designed for efficiency and functionality. The shop includes four 16ft x 16ft exterior overhead doors, 22 ft ceilings, One 10-ton crane, a storage room on the second level, forced air heat, an air makeup unit, 400amp 120/208 vol, along with transformer upgrade to 150kVA when shop was constructed, floor drains, and a dedicated wash bay for maintaining your equipment in top condition. Need more room? The shop has room for expansion, allowing you to grow and customize the space to meet your business needs. Also located on the property is a trailer that acts as company offices which includes 3 bathrooms. This property is a rare find, combining modern facilities, ample yard space, and a location with great potential for growth. Seller is also open to lease property, inquire for details.

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