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241 ROYER WAY FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Fort McMurray, Alberta

Listing ID:
29993


MLS ID:
A2206177

\$3,400,000



 **TRENTON CAMPBELL**
 (780) 972-3924

 ROYAL LEPAGE BENCHMARK
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 241 Royer Way , Fort McMurray , Alberta T9H0E1

Transaction Type For Sale	Days On Market 95	Zoning BI
Subdivision Rickards Landing	Year Built 2023	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1324913
Building Area (Sq. Ft.) 7776.00	Building Area (Sq. M.) 722.41	Lot Size (Sq. Ft.) 103875
Lot Size (Acres) 2.38	Roof Metal	Cooling None
Heating Forced Air,Natural Gas	Inclusions All Forced air units, water tower, 2 office trailers,	Restrictions None Known
Reports Aerial Photos		

2.48 ACRES!!! 7776 Sq/FT 2023 BUILT SHOP! 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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