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## 8, 5445 HWY 584 FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Sundre, Alberta

**Listing ID:**  
30027

**MLS ID:**  
A2206332

**\$2,400,000**



**DEBRA KING**  
 (403) 638-8499

**CIR Realty**  
 403-247-7770

8, 5445 HWY 584, Sundre, Alberta T0M 1X0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	280	I-BP
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
NONE	Mixed Use	2020
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Industrial	Commercial	Industrial
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
8111378	13764.00	1278.71
<b>Roof</b>	<b>Foundation</b>	<b>Heating</b>
Metal	Slab	Natural Gas
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	Title

Here's an opportunity that may never come around again for some time. Buy this awesome property with both shops(excellent tenants), the cannabis growing facility and tons of space for future expansion for another shop, maybe a storage yard or whatever your heart desires. This would be the perfect location for a trucking company, towing company or any business requiring shop and yard space. Ample room for whatever you may have in mind! Steady income from from all sources. Awesome Hwy 584 frontage and a state of the art grow op. This property has it all! Vendor is open to any creative offer you may come up with. Be sure to check out the video!

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