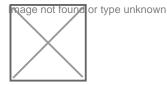


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 28507 HIGHWAY 36 FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Sunnynook, Alberta Listing ID: 30105 MLS ID: A2209533

\$3,000,000



**△** JONATHAN KURBIS

**2** (403) 854-1949

**403-854-1409** 

28507 Highway 36 , Sunnynook , Alberta T0J1P0

Transaction Type Title Days On Market

For Sale Fee Simple 147

ZoningSubdivisionYear BuiltNot ClassifiedNONE1996

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

8311553 47720.00 4433.30

Inclusions

Desks, chairs, tables, other items are

Restrictions

Reports

None Known Building Plans, Site Plans, Title

This expansive 37-acre commercial property, available at a competitive price, presents a unique opportunity for a wide range of uses. Previously the main operations hub for the Sheerness Coal Mine, the site is nearing reclamation completion and is ready for its next phase. The property features over 30,000 sq. ft. of shop space and 15,000 sq. ft. of office space, including locker rooms, a training room, lunchroom, conference room, first-aid facilities, and warehouse area. Additionally, there's a 4,000 sq. ft. heated storage building and a 5,000 sq. ft. cold storage building. The shop is fully equipped to accommodate large equipment with 10 overhead doors (20' x 20') and a 50' x 80' wash bay, as well as two 20-ton overhead cranes, one with a 5-ton auxiliary crane. Located just 30 km south of Hanna along Highway 36, a major shipping corridor with no low-hanging power lines, the property is ideally positioned for transportation and logistics, with easy access to Calgary, Edmonton, Red Deer, Lethbridge, Medicine Hat, Saskatoon, and Regina. This site offers immense potential for industrial, manufacturing, or other commercial uses and can be tailored to suit a variety of needs. Advance notice is required for viewings, as it remains an active work site.

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