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## 28507 HIGHWAY 36 FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Sunnynook, Alberta



**Listing ID:**  
30105


**MLS ID:**  
A2209533

**\$3,500,000**



 **JONATHAN KURBIS**  
 (403) 854-1949

 eXp Realty  
 403-854-1409

 28507 Highway 36 , Sunnynook , Alberta T0J1P0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 85
<b>Zoning</b> Not Classified	<b>Subdivision</b> NONE	<b>Year Built</b> 1996
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 8311553	<b>Building Area (Sq. Ft.)</b> 47720.00	<b>Building Area (Sq. M.)</b> 4433.30
<b>Inclusions</b> Desks, chairs, tables, other items are negotiable.	<b>Restrictions</b> None Known	<b>Reports</b> 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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