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731056A RANGE ROAD 62 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Sexsmith, Alberta

Listing ID:
30140

MLS ID:
A2210644

\$3,445,000



 **WAYNE LOCK**
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 RE/MAX Grande Prairie
 780-538-4747

 731056A Range Road 62 , Sexsmith , Alberta T0H 3C0

Transaction Type For Sale	Title Fee Simple	Days On Market 353
Zoning RM-2	Subdivision NONE	Year Built 2025
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0721598	Building Area (Sq. Ft.) 11640.00	Building Area (Sq. M.) 1081.38
Lot Size (Sq. Ft.) 334105	Lot Size (Acres) 7.67	Inclusions NA
Restrictions None Known	Reports None	

Newly constructed, 11,640 Square foot shop just off the Emerson Highway, on 7.67 acres. Shop has two, 120' drive through bays and one conventional bay. One of the drive throughs is a wash bay. 16' wide by 18' high overhead doors. (5 OHDs total) 22' ceiling height. Offices can be built to suite at an additional negotiated price. Property is serviced with a well and sewer system. The Seller can offer approximately 15 to 20 acres more land if required.

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