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## 501075 RR 14 FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Blackfoot, Alberta

**Listing ID:**  
30513

**MLS ID:**  
A2219498

**\$3,350,000**



 **CHRISTOPHER PARSONS**  
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 501075 RR 14 , Blackfoot , Alberta T0B 0L0

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	268
<b>Zoning</b>	<b>Subdivision</b>	<b>Year Built</b>
M	NONE	1997
<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>
9722537	17640.00	1638.80
<b>Construction Type</b>	<b>Cooling</b>	<b>Heating</b>
Metal Frame	None	Overhead Heater(s),Floor Furnace,Natural Gas,Other,Radiant
<b>Access to Property</b>	<b>Inclusions</b>	<b>Restrictions</b>
Direct Access	Sump, Onsite Parking, Overhead Crane, Fenced Compound	None Known
<b>Reports</b>		
None		

This +/- 20 acre industrial site includes a 17,640 building with a 10-ton bridge crane and is on a highly visible corner with great access and pavement to the site from all directions. Located north of Highway 16 on the corner of RR14 and "Airport Road" (TWP 502). The building features: updated office space including air conditioning, 6 offices, lunch room, board room, reception, foyer. The 2nd floor space includes a locker room with washroom facilities, storage space and another lunch room. There are 2 shop spaces. Shop 1: 4,560 square feet with 19'8 ceiling height at the centre and a 14' tall x 12' wide over head door. Shop 2: 7,200 square feet with 32' ceiling height at centre, 10-ton bridge crane (approx. 50' wide, 118' travel, 20' hook height), Overhead doors: 2 – 14'x14', 2 – 20'x20'. Seller will consider subdividing the land for a smaller parcel but the building must be included.

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