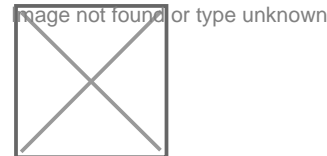


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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**
 (780) 871-2294

 **MUSGRAVE AGENCIES**
 780-875-9159

 501075 RR 14 , Blackfoot , Alberta T0B 0L0

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning M	Subdivision NONE	Year Built 1997
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 9722537	Building Area (Sq. Ft.) 17640.00	Building Area (Sq. M.) 1638.80
Construction Type Metal Frame	Cooling None	Heating Overhead Heater(s),Floor Furnace,Natural Gas,Other,Radiant
Access to Property Direct Access	Inclusions Sump, Onsite Parking, Overhead Crane, Fenced Compound	Restrictions None Known
Reports 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.