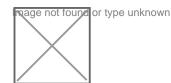


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

240 & 244 & 300 & 325 BALSAM ROAD NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Slave Lake, Alberta

Listing ID:

30611

MLS ID:

A2220688

\$3,998,000



[△] JIM SPARKS

2 (780) 849-7593

☑ CENTURY 21 NORTHERN REALTY

2 780-849-2229

rM1

240 & 244 & 300 & 325 Balsam Road NE, Slave Lake , Alberta T0G 2A2

Transaction Type

For Sale

Days On Market

190

Zoning M2 / M4

Subdivision

NONE

Building Type

Free-Standing, Mixed Use

Building Area (Sq. Ft.)

Year Built

Structure Type

Industrial

Property Type

Property Sub Type

1993

Commercial

14137.79

Industrial

Legal Plan

1120701

Building Area (Sq. M.)

1313.43

Lot Size (Sq. Ft.)

287931

Lot Size (Acres)

ize (Acies)

Construction Type

Concrete, Metal Frame, Metal Siding

Heating

Lot Features

Level

6.61

Inclusions

NA

Restrictions
None Known

Natural Gas

Reports

Environmental Phase 1,Rent Roll

6.6 Acres of prime industrial land with several shops including the main shop measuring 100 ft wide by 130 deep with seven 16 foot doors. Additional shops include an 80x120 transfer station, a 40 x 60 shop with three 14 ft doors, a small garage, and a 40 x 80 shop with three 14 foot doors. Inlcuded in the 6.5 acres is a vacant 1.05 acre lot currently used as storage. The opportunity is grand as it is, now factor in the long term national tenant who currently is on an open lease. Great reception and office area to top it off, opportunity is knocking now.

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.