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5 INDUSTRIAL AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationRosalind, Alberta

Listing ID: 30650

MLS ID: A2220572

\$250,000



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Transaction Type

For Sale

Days On Market

186

Zoning

T1

Subdivision

Rosalind

Nearest Town

Rosalind

Building TypeWarehouse

Year Built

2020

Structure Type
Warehouse

Property Type

Property Sub Type

Warehouse

Legal Plan

Commercial

1323659

Building Area (Sq. Ft.) 2400.00

Building Area (Sq. M.)

222.97

Lot Size (Sq. Ft.)

0.34

Footprint (Sq. Ft.)

2400

Roof Metal

14867

Cooling

None

Heating

Boiler,In Floor

Lot Features

Other

fenced with chain link fence and a large sliding gate. Great space for storage or a business.

Access to Property

Lot Size (Acres)

Gravel Road, Public

Inclusions

Restrictions
Utility Right Of Way

Reports None

N/A

Now this is a SHOP!! On this 110'x130' lot in the Village of Rosalind you will find a new 2400 sqft building. This building has 14' ceilings, two 10' x 12' overhead doors. The shop is split in to 2 sides. The West bay is 1,200 sq ft featuring a roughed in bathroom, and 2 potential office spaces. The workspace is open and would be able to be finished for a mezzanine also. The East bay is an additional 1200 sq ft of open space. East bay was built with ICF block to the rafters and has R40 insulation in the attic. West portion was built with 2x8 R28. Attic on West portion of building has no insulation. The whole inside of the building has been finished with white truscore- making it very easy to clean. Very clean and bright. There is 200 amp service. Natural gas and water are hooked up,

but sewer has not been installed. A Navien hot water tank is installed and the shop is headed by in floor heat. The property is fully

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