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5 INDUSTRIAL AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rosalind, Alberta



Listing ID:
30650

MLS ID:
A2220572

\$250,000



 **KATIE HAUSER**
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 5 Industrial Avenue , Rosalind , Alberta T0B 3Y0

Transaction Type For Sale	Days On Market 62	Zoning T1
Subdivision Rosalind	Nearest Town Rosalind	Building Type Warehouse
Year Built 2020	Structure Type Warehouse	Property Type Commercial
Property Sub Type Warehouse	Legal Plan 1323659	Building Area (Sq. Ft.) 2400.00
Building Area (Sq. M.) 222.97	Lot Size (Sq. Ft.) 14867	Lot Size (Acres) 0.34
Footprint (Sq. Ft.) 2400	Roof Metal	Cooling None
Heating Boiler,In Floor	Lot Features Other	Access to Property Gravel Road,Public
Inclusions N/A	Restrictions Utility Right Of Way	Reports None

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

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