

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.

125 KUUSAMO DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Red Deer County, Alberta

Listing ID:
30816

MLS ID:
A2226921

\$2,150,000



 **CAMERON TOMALTY**
 (403) 350-0075

 RE/MAX Commercial Properties
 403-986-7777

 125 Kuusamo Drive , Rural Red Deer County , Alberta T4E 2J5

Transaction Type For Sale	Days On Market 23	Zoning MI
Subdivision Kuusamo Industrial Park	Nearest Town Sylvan Lake	Year Built 2008
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 9821367	Building Area (Sq. Ft.) 10000.00	Building Area (Sq. M.) 929.02
Lot Size (Sq. Ft.) 125017	Lot Size (Acres) 2.87	Inclusions N/A
Restrictions None Known	Reports Other Documents	

Built in 2008, this 10,000 SF freestanding industrial building on 2.87 acres is available for sale. The building features 2,500 SF ± of office space over two floors. The main floor includes a large reception, a storage room, one washroom, a staff kitchen, a shop office, and a locker room. The second floor office space includes three private offices, a boardroom/kitchenette, and one washroom. The shop is split into two separate areas, and the main shop area is wide-open with one washroom and a mechanical room. This area includes a 100' drive thru wash bay with (2) 14' x 16' overhead sunshine doors, as well as (2) drive in 14' x 16' overhead sunshine doors. The separate shop space includes a main floor office with its own entrance, a 625 SF storage mezzanine, and (1) 14' x 16' overhead sunshine door. The shop is equipped with fall protection, Hotsy, gas detection, and a 3-Phase Air Compressor plumbed throughout the building. The yard is graveled and fully fenced with two gates, and ample graveled parking is available directly in front. This property offers excellent visibility with Highway 11 frontage.

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.