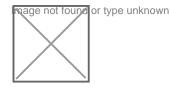


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **785001 TWP RD 785A FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Rural Spirit River No. 133, M.D. Of, Alberta

Listing ID:

30882

MLS ID:

A2228251

\$2,300,000



△ THERESA CALLIOUX

**2** (780) 296-5892

Sutton Group Grande Prairie Professionals

**2** 780-532-7701

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785001 TWP RD 785A , Rural Spirit River No. 133, M.D. Of , Alberta  $\,$  T0H 3A0  $\,$ 

**Transaction Type** 

For Sale

**Days On Market** 

184

Zoning

Ag Industrial

Subdivision

NONE

**Nearest Town** 

Rycroft

Year Built 2005

**Structure Type** 

Industrial

Property Type Commercial **Property Sub Type** 

Industrial

Building Area (Sq. Ft.)

10795.00

Building Area (Sq. M.)

1002.88

Inclusions

air conditioner, crane, all pipe racks, air

compressor

Restrictions
None Known

Reports None

This well maintained shop is at the cross roads of 2 main hi ways, and is well set up and ready for your business. 10,795 sf shop consisting of 4 drive through bays with floor drains, including wash bay and welding bay. 3 have 18 ft doors, and 1 has 16 ft overhead door. You have 30 ft ceilings in the shop and 10 tonne crane, Huge air compressor and sliding doors to separate the welding bay, as well as 3 phase power. Mens washroom off bay has shower. There are 3 parts rooms as well. You have large modern reception, office area and kitchen on the main floor, and more offices, locker room, lunch room and storage rooms on the mezzanine. There is radiant heat and furnace for the office area. Water is dugout and 3000 gallon cistern. There 2 septic tanks, one for sump, and one for sewer. The fenced yard site is well graveled with cement parking pad on 2 sides of the shop. property is 91.61 acres, about 72 are farm land, 14 bush, and approximately 6 acre yard site. The two manufactured homes are conditionally sold. Call for more info today

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