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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**
 (780) 296-5892

 Sutton Group Grande Prairie Professionals
 780-532-7701

 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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