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## 52111 RANGE RD 270 FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Spruce Grove, Alberta



**Listing ID:**  
31092


**MLS ID:**  
A2205066

**\$1,700,000**



 **BOB SHEDDY**  
 (403) 324-2222

 Century 21 Masters  
 403-823-2121

 52111 Range Rd 270 , Spruce Grove , Alberta T7X 3L7

**Transaction Type**

For Sale

**Zoning**

AGG

**Subdivision**

NONE

**Building Type**

Plane Hangar, Warehouse

**Structure Type**

Warehouse

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

1421472

**Building Area (Sq. Ft.)**

14375.00

**Building Area (Sq. M.)**

1335.47

**Inclusions**

None

**Restrictions**

See Remarks

**Reports**

Other Documents

Industrial building used as plane hangar. Features Septic Sewer, Fortis Electrical Power, Gas Line with ATCO Gas. Main Floor 115 ft x 125 ft = 14,375 sq ft footprint. Additional Mezzanine above the office area. Zoned Agricultural General (AGG) District - permitted uses include Apiary, Bed and Breakfast, Cannabis Cultivation, Minor Dwellings, Single Detached Farm Vacation Home, Manufactured Home, Single Wide Wind Energy Converter System, ask your Realtor for a link to the bylaws for more details. Located on the Apron at the Parkland Airport.

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