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156 STEELE CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Hinton, Alberta

Listing ID:
31212

MLS ID:
A2236667

\$3,050,000



 **BRAD KOPP**
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 156 Steele Crescent , Hinton , Alberta T7V 2G5

Transaction Type For Sale	Days On Market 312	Zoning I-GEN
Subdivision Thompson Lake	Building Type Free-Standing	Year Built 2010
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1023861	Building Area (Sq. Ft.) 15840.00	Building Area (Sq. M.) 1471.57
Lot Size (Sq. Ft.) 237837	Lot Size (Acres) 5.46	Inclusions Most unattached goods are negotiable. Office furniture, kitchen appliances included.
Restrictions None Known	Reports Environmental Phase 1	

Built in 2010, this rigid frame shop is 120 feet wide and consists of 5 drive thru bays. Bays are 130 feet deep and one is equipped as a wash bay. There is a nicely appointed office component which offers a welcoming main floor front reception area, staff lunch room, and 3 offices upstairs along with a training room/board meeting room. There are two 2pc washrooms for office use and a 4pc washroom including a shower with access from the shop. Shop heat from 8 overhead radiant units and the building is also equipped with two rooftop HVAC units and air exchangers. Three phase power (600 amp+/-), 3 floors sumps, and 16' overhead "daylight" doors. The 5.46 acre site is fully fenced, there's asphalt in front of the building, a concrete apron at the rear, and a gravel yard ideal for equipment storage and lay-down. This property offers all that is needed to take an industrial business operation to the next level. Lease package also available.

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