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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**
 (780) 740-1499

 ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
 780-865-2102

 156 Steele Crescent , Hinton , Alberta T7V 2G5

Transaction Type

For Sale

Days On Market

63

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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