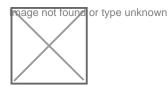


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**2** 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

Inclusions

Lot Size (Sq. Ft.)

237837

Lot Size (Acres)

5.46

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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