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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	Days On Market	Zoning
For Sale	186	I-GEN
Subdivision	Building Type	Year Built
Thompson Lake	Free-Standing	2010
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1023861	15840.00	1471.57
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
237837	5.46	Most unattached goods are negotiable. Office furniture, kitchen appliances included.
Restrictions	Reports	
None Known	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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