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## 3, 1041 HWY 54 HIGHWAY FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rural Red Deer County, Alberta



**Listing ID:**  
31795

**MLS ID:**  
A2248736

**\$719,000**



 **DARREN SAXBY**  
 (403) 392-4110

 Century 21 Maximum  
 587-272-0221

 3, 1041 Hwy 54 Highway , Rural Red Deer County , Alberta T4E 1S4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> BSA
<b>Subdivision</b> NONE	<b>Nearest Town</b> Innisfail	<b>Building Type</b> Mixed Use,Plane Hangar,Warehouse
<b>Year Built</b> 1978	<b>Structure Type</b> Other	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9624411	<b>Building Area (Sq. Ft.)</b> 21170.00
<b>Building Area (Sq. M.)</b> 1966.74	<b>Inclusions</b> N/A contents are negotiable and not included in price	<b>Restrictions</b> Call Lister
<b>Reports</b> Call Lister		

Amazing setup. Front offices and modern upgraded one bedroom suite. Over 16,000 sqft of shop/warehouse/clubhouse style open area with several barn door accessed rooms. Approximately 4700 sqft cold storage airplane hangar int the rear. Overhead doors, large kitchen/wet bar at the front of the open area. There is a partial airplane hanging over the bar with working lights. This place has to bee seen to appreciate it's vibe. Would suit storage, private club, or bring your idea. The airport itself has been upgrading the runway with new blacktop after about 40 years of use. Recent upgrades to the building include the suite add-on (permitted), granite counter tops, tile, hardwood floors, appliances and interior heating. 2 bathroom upgrades, staff room, cupboards, flooring etc. Main heated hangar area had the drywall cleaned up and new hot water tank. All upgrades were done 7 years ago. 22 years remaining on County of Red Deer 25 year land lease.

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