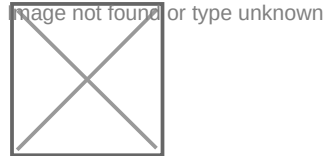


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20159 TOWNSHIP ROAD 473 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Rural Camrose County, Alberta

Listing ID:
32189

MLS ID:
A2258397

\$600,000



 **MATTHEW MAYER**
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 Central Agencies Realty Inc.
 780-672-4495

 20159 Township Road 473 , Rural Camrose County , Alberta T0B 0J0

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning RCI	Subdivision NONE	Nearest Town Camrose
Building Type Mixed Use	Year Built 1977	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Industrial	Legal Plan 7620975
Building Area (Sq. Ft.) 7440.00	Building Area (Sq. M.) 691.19	Lot Size (Sq. Ft.) 2857100
Lot Size (Acres) 65.59	Heating Forced Air	Access to Property Gravel Road
Inclusions NA	Restrictions Utility Right Of Way	Reports Subdivision Plans

Judicial Sale - 65.59 Acres Zoned Rural Industrial - 4km North of Camrose and only 1/2 km off pavement on a good all-weather dead end road. Existing Structure has seen extensive renovation - 6720sqft (40x168 main floor) structure with 720sq +/- of 2nd level office space. Main floor has been compartmentalized with intent for Cannabis Production. Property is serviced by well, septic tank, power and natural gas. Flat land with potential for future development. According to those familiar with the property there are two 5 acre plots with 6" pit run and 2" of road crush gravel, a new 600volt/200amp/3 phase transformer (has not been connected to the building) and a drainage ditch through the property that feeds into a 6.5 million gal dugout on the South end of the property. Great Opportunity to utilize an existing structure with land to expand in the County of Camrose.

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