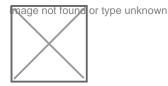


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

335 TRACKSIDE DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Lethbridge County, Alberta

Listing ID:

32390 A2261680

\$1,600,000



△ COLIN HARMS

2 (403) 308-3308

■ SUTTON GROUP - LETHBRIDGE

MLS ID:

403-320-6411

rM1

335 Trackside Drive , Rural Lethbridge County , Alberta T1K 8H4

Transaction Type

For Sale

Title

Fee Simple

Days On Market

2

Zoning

RGI

Subdivision

NONE

Nearest Town

Lethbridge

Building Type

Mixed Use

Year Built 1981 Structure Type Industrial

Property Type

Commercial

Property Sub Type

Industrial

Building Area (Sq. Ft.)

9420.00

Building Area (Sq. M.)

875.14

Lot Size (Sq. Ft.)

100188

Lot Size (Acres)

2.30

Footprint (Sq. Ft.)

8520

Roof Metal Foundation

Poured Concrete

Electric

200 Amp Service, Three Phase

Cooling Central Air

...g

Heating

Forced Air, Natural Gas, Radiant

Lot Features

Level,Low Maintenance Landscape,Yard

Lights

Access to Property

Accessible to Major Traffic Route, Direct

Access

Inclusions

N/A

Restrictions
None Known

Reports

Aerial Photos, Environmental Phase

1,Title,Title Insurance

No. of Buildings: One (1) stand-alone structure Total Size: ± 9,420 sq. ft. (leasable); ± 8,520 sq. ft. (footprint) Main Building: ± 6,000 sq. ft. Mezzanine: ± 900 sq. ft. Addition (2015): ± 2,520 sq. ft. Year Built: 1981 (main) with addition in 2015 Effective Age: 20 years | Remaining Economic Life: 55 years Foundation: Reinforced concrete Structure: Wood frame construction Exterior: Metal cladding (redone in 2015); ceiling height ± 20' Roof: Gable, metal-clad, visually confirmed in good condition via drone review Windows/Doors: Double-paned PVC windows; four (4) 14'x16' insulated, powered overhead doors; steel pedestrian doors Office/reception space with tile and vinyl plank flooring Two (2) washrooms on the main floor Mezzanine with office, lunchroom, and storage Shop area with concrete floors, painted OSB/metal walls, newer LED lighting Heating/Cooling: Gas-fired tube heaters in shop; forced hot air with A/C for office Plumbing: Large electric hot water tank (2 years old) Electrical: 3-phase, 200-amp main service with 400-amp capacity at pole; considered adequate for facility needs The property is designed for functional industrial use, with a large concrete parking pad in front of the 2015 addition and four (4) concrete aprons for heavy equipment access. Secure, fully fenced yard with dual gated access Ample concrete parking and aprons Flexible Rural General Industrial (RGI) zoning Good visibility, functionality, and expansion potential

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