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335 TRACKSIDE DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Lethbridge County, Alberta

Listing ID:



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
MLS ID:


A2261680

\$1,600,000



 **COLIN HARMS**
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 SUTTON GROUP - LETHBRIDGE
 403-320-6411

 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	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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