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9603 101 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Nampa, Alberta



Listing ID:
33011


MLS ID:
A2272571

\$3,000,000



 **AMBER MARCOUX**
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 9603 101 Street , Nampa , Alberta T0H 2R0

Transaction Type For Sale	Title Fee Simple	Days On Market 149
Zoning C-2	Subdivision NONE	Year Built 2014
Structure Type Other	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2020187	Building Area (Sq. Ft.) 16200.00	Building Area (Sq. M.) 1505.02
Construction Type Metal Siding	Roof Metal	Foundation Poured Concrete
Heating Combination,In Floor,Electric,Overhead Heater(s),Natural Gas,Oil,Other	Access to Property Front and Rear Drive access	Inclusions reception desk, cameras as installed, some shelving, and lockers
Restrictions None Known	Reports Other Documents	

Introducing a versatile truck shop with wash bay, office space and more! Featuring 3 large bays, these bays are complete with 2 service pits and sump. Each bay is set up with 16 x 16 foot doors on the front and back of the shop. There is also a large wash bay one end with overhead doors on each end for drive through convenience! There is an advanced air handling system, in floor heating, with additional heat sources, this shop is set up for maximum energy efficiency. With amenities like board room, bathrooms, a lunchroom, and office spaces, the possibilities are endless! The seller had previously planned on adding retail services as well as a gas bar to the property. The 4.52 acre heavily graveled lot completes this versatile space. If you would like more space there is a fully fenced lot with commercial zoning across the street also being offered for sale which would be great for secure storage, or additional parking.

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