

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.

216 BIRCH ROAD NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Slave Lake, Alberta


Listing ID:
33323


MLS ID:
A2275524

\$1,200,000



 **JULIE BRANDLE**
 (780) 849-0940

 ROYAL LEPAGE PROGRESSIVE REALTY
 780-805-3111

 216 Birch Road NE, Slave Lake , Alberta T0G 2A2

Transaction Type For Sale	Title Fee Simple	Days On Market 126
Zoning M1	Subdivision NONE	Year Built 1984
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 7920412	Building Area (Sq. Ft.) 13293.00	Building Area (Sq. M.) 1234.95
Lot Size (Sq. Ft.) 58370	Lot Size (Acres) 1.34	Construction Type Concrete,Metal Siding
Roof Metal	Foundation Poured Concrete	Cooling Central Air,Partial
Heating Forced Air	Commercial Amenities Cranes,Mezzanine,Storefront,Yard Lights	Inclusions 2 Washers, 2 Dryers, fridge, Central Vac & attachments, Overhead crane, 3 compressors, C-Can storage
Restrictions None Known	Reports None	

Here is your opportunity to own a well established Mulit Bay shop! 5 bays with 3 existing tenants - 1 will be available for your business. 4 office spaces, 2 bathrooms and a conference room all upstairs for more rentable space. 13,000 Sqft building with ample turn around space in yard for bigger trucks. 16ft Overhead doors. Some bays have Phase III power, Yard has lights and is fenced with lockable gates in the front and back. Bays 1,2,&3 were originally built In 1984 and bay 4&5 were added in 1992. Great Industrial location with easy access to Bulk Stations and Highway 88! Don't Miss out on this Investment!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.