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## 52111 RANGE RD 270 FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Spruce Grove, Alberta



**Listing ID:**  
33494


**MLS ID:**  
A2276630

**\$1,499,999**



 **BOB SHEDDY**  
 (403) 324-2222

 Century 21 Masters  
 403-823-2121

 52111 Range Rd 270 , Spruce Grove , Alberta T7X 3L7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 86	<b>Zoning</b> AGG
<b>Subdivision</b> NONE	<b>Building Type</b> Plane Hangar,Warehouse	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1421472
<b>Building Area (Sq. Ft.)</b> 14375.00	<b>Building Area (Sq. M.)</b> 1335.47	<b>Inclusions</b> None
<b>Restrictions</b> See Remarks	<b>Reports</b> Other Documents	

Industrial building used as plane hangar. Features Septic Sewer, Fortis Electrical Power, Gas Line with ATCO Gas. Main Floor 115 ft x 125 ft = 14,375 sq ft footprint. Additional Mezzanine above the office area. Zoned Agricultural General (AGG) District - permitted uses include Apiary, Bed and Breakfast, Cannabis Cultivation, Minor Dwellings, Single Detached Farm Vacation Home, Manufactured Home, Single Wide Wind Energy Converter System, ask your Realtor for a link to the bylaws for more details. Located on the Apron at the Parkland Airport.

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