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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>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	1	AGG
<b>Subdivision</b>	<b>Building Type</b>	<b>Structure Type</b>
NONE	Plane Hangar, Warehouse	Warehouse
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Industrial	1421472
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
14375.00	1335.47	None
<b>Restrictions</b>	<b>Reports</b>	
See Remarks	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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