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785001 TWP RD 785A FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Spirit River No. 133, M.D. Of, Alberta



Listing ID:
33657


MLS ID:
A2280546

\$1,800,000



 **TIM BLAKE**
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 RE/MAX Grande Prairie
 780-538-4747

 785001 TWP Rd 785A , Rural Spirit River No. 133, M.D. Of , Alberta T0H3A0

Transaction Type For Sale	Days On Market 26	Zoning AG1
Subdivision NONE	Nearest Town Rycroft	Year Built 2005
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0921216	Building Area (Sq. Ft.) 12602.00	Building Area (Sq. M.) 1170.75
Lot Size (Sq. Ft.) 3990531	Lot Size (Acres) 91.61	Cooling Central Air
Heating Forced Air,Radiant	Commercial Amenities Compacted Yard,Cranes	Inclusions hotsy pressure washer and compressor
Restrictions None Known	Reports Appraisal	

Almost 92 Acres and 4 drive through shop bays and a 10 ton crane on busy highway 2 all for a fraction of replacement cost. 3 bays have 18'x18' automatic overhead doors and 1 bay has 16' x 16' doors. Bays are 83' deep with floor drains. One bay is setup as a wash bay with a Hotsy. The 10 ton crane is useable in 3 of the bays. Building also comes with a compressor and multiple air lines ran. 400 Amps of 3 phase power+ hitching rail with power. Main floor features reception and 2 offices,2 bathrooms (1 with shower) and a kitchen. Upstairs office is developed with 4 offices a boardroom/kitchen. Offices also have AC. The property is made up 7.9 Acres of well graveled and fenced yard site, 57 acres of farmland and 15 acres of bush across Hwy 2. Property also generates \$2,400.00 per year in farm income. Great value as being offered well below appraised value. Also available for Lease MLS # A2280553

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