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## 100 3RD STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Beaverlodge, Alberta



**Listing ID:**  
33865


**MLS ID:**  
A2283618

**\$3,500,000**



 **RICK WALLAN**  
 (780) 518-3313

 All Peace Realty Ltd.  
 780-354-3313

 100 3rd Street , Beaverlodge , Alberta T0H 0C0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 3	<b>Zoning</b> I
<b>Subdivision</b> NONE	<b>Nearest Town</b> Beaverlodge	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2006	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0522534	<b>Building Area (Sq. Ft.)</b> 16875.00
<b>Building Area (Sq. M.)</b> 1567.73	<b>Lot Size (Sq. Ft.)</b> 509652	<b>Lot Size (Acres)</b> 11.70
<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas,Radiant	<b>Commercial Amenities</b> Boardroom,Kitchen,Lunchroom,Outside Storage,See Remarks,Shower	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos	

Beaverlodge Industrial Property. 11.7 acres with a 12,000 sqft shop and an attached 4,875 sqft office, with a reception area, boardroom, lunchroom, bathroom, and 6 offices with desks and chairs. The shop has 2, 100ft drive-through bays and a 100ft drive-through service bay with an 80ft pit. Concrete aprons in front and rear of shop buildings, as well as a cold storage building, approximately 50 x 80 ft. Great access to the highway and secondary highway 722. UFA Cardlock is next door. This property is set right up, move-in ready, and well-maintained. Suitable for transport or construction, the best shop, yard and location in Beaverlodge.

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