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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**
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 100 3rd Street , Beaverlodge , Alberta T0H 0C0

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