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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 For Sale	Days On Market 126	Zoning I
Subdivision NONE	Nearest Town Beaverlodge	Building Type Commercial Mix
Year Built 2006	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0522534	Building Area (Sq. Ft.) 16875.00
Building Area (Sq. M.) 1567.73	Lot Size (Sq. Ft.) 509652	Lot Size (Acres) 11.70
Roof Metal	Foundation Poured Concrete	Cooling Central Air
Heating Forced Air,Natural Gas,Radiant	Commercial Amenities Boardroom,Kitchen,Lunchroom,Outside Storage,See Remarks,Shower	Inclusions N/A
Restrictions None Known	Reports 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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