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## 295 WELLSITE DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Red Earth Creek, Alberta



**Listing ID:**  
33963


**MLS ID:**  
A2285146

**\$650,000**



 **COLE WALKER**  
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 CIR Realty  
 403-358-3883

 295 Wellsite Drive , Red Earth Creek , Alberta t0g 1x0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 64	<b>Zoning</b> M1
<b>Subdivision</b> NONE	<b>Year Built</b> 2007	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 8922255
<b>Building Area (Sq. Ft.)</b> 10000.00	<b>Building Area (Sq. M.)</b> 929.02	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

Property for sale or lease! Excellent M1-zoned industrial property situated on 4.62± title acres. The site features two shop buildings totaling 10,000± sq. ft., including a 7,600± sq. ft. shop with 7 bays (built 2007) and a 2,400± sq. ft. shop with 3 bays (built 1995). A 1,440± sq. ft. modular office (built 2005) offers a reception area, three offices, kitchen, file room, utility room, and staff boot room. The property also includes a 3,000± sq. ft. modular camp with 10 bedrooms, kitchen, and dining area. Annual taxes: \$8,865.04.

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