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## 224 BALSAM ROAD NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Slave Lake, Alberta

**Listing ID:**  
34469

**MLS ID:**  
A2294420

**\$1,025,000**



 **GREG DOBKO**  
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 224 Balsam Road NE, Slave Lake , Alberta T0G 2A3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 5
<b>Zoning</b> M2 - Heavy Industrial	<b>Subdivision</b> NONE	<b>Year Built</b> 1975
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 8521642	<b>Building Area (Sq. Ft.)</b> 4800.00	<b>Building Area (Sq. M.)</b> 445.93
<b>Lot Size (Sq. Ft.)</b> 165963	<b>Lot Size (Acres)</b> 3.81	<b>Cooling</b> Central Air
<b>Heating</b> Natural Gas	<b>Inclusions</b> Hotsy Pressure Washer and Air Compressor are negotiable.	<b>Restrictions</b> None Known
<b>Reports</b> None		

4800 Square Foot Industrial Shop for sale in Slave Lake. Shop area is 3,600 square feet and has three 16' x 14' overhead doors and a ceiling height of 18'. 200 AMP 3 Phase power in shop. Make-up air in shop. There is 1,200 square feet of office space on the main floor and it consists of 4 offices, a large reception area and a 2 piece bathroom. This office area has air conditioning. There is a 1,200 square foot mezzanine with a staff room area, a storage room, a 2 piece bathroom and the mechanical room. There is paved parking in the front of the building and a mix of paved and gravel in the rear. Water is Municipal and the building has 2 meters. The septic system is Municipal. It goes to a holding tank with a grinder pump. This property is zoned M-2, which is Heavy Industrial.

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