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501075 RR 14 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Blackfoot, Alberta

Listing ID:
34607

MLS ID:
A2296738

\$3,350,000



 **CHRISTOPHER PARSONS**
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 501075 RR 14 , Blackfoot , Alberta T0B 0L0

Transaction Type For Sale	Title Fee Simple	Days On Market 64
Zoning M	Subdivision NONE	Year Built 1997
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 9722537	Office (Sq. Ft.) 3480.0000	Building Area (Sq. Ft.) 17640.00
Building Area (Sq. M.) 1638.80	Lot Size (Sq. Ft.) 870764	Lot Size (Acres) 19.99
Construction Type Metal Frame	Cooling None	Heating Overhead Heater(s),Floor Furnace,Natural Gas,Other,Radiant
Access to Property Direct Access	Inclusions Sump, Overhead Crane	Restrictions None Known
Reports None		

This +/- 20 acre industrial site includes a 17,640 building with a 10-ton bridge crane and is on a highly visible corner with great access and pavement to the site from all directions. Located north of Highway 16 on the corner of RR14 and "Airport Road" (TWP 502). The building features: updated office space including air conditioning, 6 offices, lunch room, board room, reception, foyer. The 2nd floor space includes a locker room with washroom facilities, storage space and another lunch room. There are 2 shop spaces. Shop 1: 4,560 square feet with 19'8" ceiling height at the centre and a 14' tall x 12' wide over head door. Shop 2: 7,200 square feet with 32' ceiling height at centre, 10-ton bridge crane (approx. 50' wide, 118' travel, 20' hook height), Overhead doors: 2 – 14'x14', 2 – 20'x20'. Seller will consider subdividing the land for a smaller parcel but the building must be included.

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