



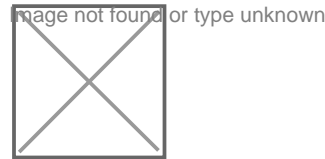
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**Regional Contact**

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## 5423 TOWNSHIP ROAD 325 B ROAD FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Mountain View County, Alberta

**Listing ID:**

34894

**MLS ID:**

A2296565

**\$1,600,000**



**JEAN JONES**  
 (587) 444-1400

Coldwell Banker Lifestyle  
 403-609-2979

5423 Township Road 325 B Road , Rural Mountain View County , Alberta T0M 1X0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> 6
<b>Subdivision</b> NONE	<b>Nearest Town</b> Sundre	<b>Building Type</b> Free-Standing,Manufacturing,Office Building,See Remarks,Warehouse
<b>Year Built</b> 2008	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0110257	<b>Building Area (Sq. Ft.)</b> 7440.00
<b>Building Area (Sq. M.)</b> 691.19	<b>Lot Size (Sq. Ft.)</b> 206474	<b>Lot Size (Acres)</b> 4.74
<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete	<b>Heating</b> Natural Gas
<b>Lot Features</b> Low Maintenance Landscape	<b>Access to Property</b> Paved Road,Public	<b>Inclusions</b> Office furniture, refrigerator, freezer & heating
<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos,Plot Plan	

For Sale · 4.74+/- Titled Acres in a fenced & gated industrial parcel just west of Sundre, AB. Property boasts a 7,440 +/- sq ft heated Shop #1 with an attached axillary building that has a washroom, utility room, office, & mechanical bay. Building has 4 (20'x20' doors) & 1 (30'x30' door) on south end & an overhead crane. Property has an administrative office, which is 1579 +/- sq ft & contains 6 office spaces, meeting room, reception area, print area, staff lounge & washroom. There are two other large shops on property. Shop #2 is +/- 2400 sq ft & has 2 (20'x20' doors) & is not presently heated, it also has an overhead crane. Shop #3 is formed by 12 sea cans utilized as sidewalls & is +/- 4800 sq ft plus +/- 1280 sq ft in 3 tiers of seacans & is not heated. One sea can is accessible from the interior of building & two are accessible from west side of building. The other sea cans are only accessible from end doors. There is also a concrete block & containment area, which is about +/- 1440 sq ft. suitable for storing shavings, soil, or equipment. Opportunity & entrepreneurship awaits. Potential for leasing.

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