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2, 712019 RANGE ROAD 72A FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Dimsdale, Alberta



Listing ID:
34933


MLS ID:
A2300704

\$1,325,000



 **GERALD FRIESEN**
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 Grassroots Realty Group Ltd.
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 2, 712019 Range Road 72A , Dimsdale , Alberta T8X 4A4

Transaction Type For Sale	Zoning RM-2	Subdivision Dimsdale Industrial Park
Year Built 2017	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0022135	Building Area (Sq. Ft.) 6400.00
Building Area (Sq. M.) 594.57	Lot Size (Sq. Ft.) 174240	Lot Size (Acres) 4.00
Inclusions Negotialbe	Restrictions None Known	Reports Floor Plans,None

High-quality industrial shop with premium construction and functional design throughout. Features include in-floor radiant heat, full spray foam insulation, and durable 32 MPa concrete floors with integrated drainage, weeping tile, and central sump. Well-equipped for operations with make-up air system, welding exhaust hood, and quiet screw compressor with air lines throughout. Redundant overhead heat and humidistat-controlled ventilation ensure year-round comfort. Three bay doors with electric openers, large concrete aprons, and excellent yard access. LED lighting throughout shop, offices, and yard. Office space offers tiled floors, individual thermostats, and separate exterior venting. Geothermal in-floor cooling system in place (heat pump ready for enhanced performance). Additional features include alarm system, heat-lined gutters, and natural gas/electrical hookups in yard.

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