

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 680N 300E FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Raymond, Alberta



**Listing ID:**  
35185


**MLS ID:**  
A2309412

**\$699,000**



 **ANDY KENT**  
 (403) 330-4266

 Royal LePage Blue Sky  
 403-338-2200

 680N 300E , Raymond , Alberta T0K 2S0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> Industrial I-1
<b>Subdivision</b> NONE	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2610335	<b>Building Area (Sq. Ft.)</b> 8000.00
<b>Building Area (Sq. M.)</b> 743.22	<b>Lot Size (Sq. Ft.)</b> 61419	<b>Lot Size (Acres)</b> 1.41
<b>Footprint (Sq. Ft.)</b> 6204	<b>Lot Features</b> Low Maintenance Landscape,Open Lot,Street Lighting	<b>Commercial Amenities</b> See Remarks,Shower,Yard Lights
<b>Inclusions</b> tbd	<b>Restrictions</b> None Known	<b>Reports</b> None

Prime Industrial Opportunity – 8,000 Sq. Ft. Facility Versatile 8,000 sq. ft. industrial property originally built for TransAlta. Ideal for manufacturing, warehousing, fabrication, service operations, or commercial storage. Features include double overhead doors, multiple offices, meeting rooms, and flexible workspace configurations. 1.41 acres site offers excellent access and maneuverability for equipment and vehicles, complemented by pillar lighting for added security. Excellent opportunity for owner-users, contractors, manufacturers, or investors seeking a functional industrial facility with flexible use potential.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.