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## 6 SPRUCE DRIVE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Sedgewick, Alberta



**Listing ID:**  
35194


**MLS ID:**  
A2309855

**\$549,900**



 **ANNELIE BREUGEM**  
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 6 Spruce Drive , Sedgewick , Alberta T0B 4C0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> LIB - Light Industrial Bu
<b>Subdivision</b> Sedgewick	<b>Year Built</b> 2006	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9922523
<b>Building Area (Sq. Ft.)</b> 6000.00	<b>Building Area (Sq. M.)</b> 557.41	<b>Construction Type</b> Metal Siding
<b>Roof</b> Metal	<b>Inclusions</b> N/A	<b>Restrictions</b> Utility Right Of Way

#### Reports

Aerial Photos, Appraisal, Title

Position your business for success with this versatile industrial / commercial property located at 6 Spruce Drive in Sedgewick. Situated on a 1.85-acre parcel backing onto green space, this well-designed 2006-built property offers flexibility for owner-users, investors, or multi-tenant opportunities. The 60' x 100' building is divided into two 30' x 100' units with a firewall extending through the rafters, allowing for separate occupancy or lease opportunities. Each side features its own services, front office area, rear warehouse space, mezzanine storage, reception area, offices, and 2-piece bathroom - creating an ideal setup for a variety of commercial or industrial operations. Built with functionality in mind, the property is serviced with 3-phase power, 200 amp, 600-volt service and an onsite transformer. Warehouse features include 16-foot overhead doors at the rear, 14-foot overhead side doors, a 2-ton bridge crane on one side, and two 1-ton jib cranes on the other. Additional features include emergency lighting, exit signage, fire extinguishers, compacted gravel yard space, concrete walkways, and partial fencing. The property is connected to town water and currently utilizes an approved septic field system, with the option available to connect to town sewer services in the future. An excellent opportunity to own a flexible industrial property with strong infrastructure, functional shop space, and income potential in the growing community of Sedgewick.

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