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111 1 STREET S FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Vauxhall, Alberta



Listing ID:
35218


MLS ID:
A2308070

\$4,400,000



 **VINKO SMILJANEC**
 (403) 330-2333

 **AVISON YOUNG**
 403-330-3338

 111 1 Street S, Vauxhall , Alberta T0K 2K0

Transaction Type For Sale	Title Fee Simple	Days On Market 26
Zoning Industrial (I)	Subdivision NONE	Nearest Town Vauxhall
Building Type Manufacturing	Year Built 1965	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 3683JK
Building Area (Sq. Ft.) 41040.00	Building Area (Sq. M.) 3812.71	Lot Size (Sq. Ft.) 569329
Lot Size (Acres) 13.07	Inclusions Production equipment list, to be provided during due diligence.	Restrictions None Known
Reports Chattel/Equipment, Title		

Featuring approximately 13,000 sf of production and packaging space, 12,800 sf of shipping, receiving, and storage, 8,400 sf warehouse area, and a 3,500 sf two-storey office component. This property offers an excellent opportunity for users seeking an industrial facility designed around food processing with long term growth potential. Equipment is extensive and includes everything needed for fresh-pack operations. A detailed list can be provided upon request. - Turnkey opportunity for another potato processing facility - Existing infrastructure saves capital startup cost - Located in the heart of Alberta potato country - Scalable yard & industrial site for future expansion - Integrated storage & processing capability - Immediate operational potential

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