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1020 LAUT AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Crossfield, Alberta



Listing ID:
35277


MLS ID:
A2308718

\$1,175,000



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 403-245-0773

 1020 Laut Avenue , Crossfield , Alberta T0M 0S0

Transaction Type For Sale	Title Fee Simple	Zoning I-1
Subdivision NONE	Nearest Town Crossfield	Building Type Warehouse
Year Built 1982	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 8111996	Building Area (Sq. Ft.) 5084.00
Building Area (Sq. M.) 472.32	Lot Size (Sq. Ft.) 19166	Lot Size (Acres) 0.44
Construction Type Metal Siding	Roof Metal	Heating Ceiling,Forced Air
Lot Features Level,Low Maintenance Landscape,No Back Lane	Inclusions 2 Steel Sheds, Forced air Furnace, 2- 200,000 BTU Gas Furnace, Garage door opener, forced air ventilation (3), 1 fan operated ventilation fan	Restrictions Easement Registered On Title,Utility Right Of Way

Reports
Floor Plans

1020 Laut Ave, Crossfield – Industrial/Commercial Opportunity in Crossfield Industrial Park. Offering approximately 6,248 SQ FT of usable space with excellent access just off Highway 1A. The main floor features a showroom area, two half bathrooms, and approximately 3,926 SQ FT of functional warehouse/industrial space suitable for a variety of operations. The upper level adds approximately 1,164 SQ FT and includes four private offices plus a full 4-piece bathroom, creating an efficient office-to-warehouse layout. Features include one 12' x 16' manual overhead door and one 16' x 14' powered overhead door for flexible loading and access. Updated heating includes two newer 200,000 BTU suspended forced-air heaters. Outside, the fully serviced fenced yard provides additional flexibility for equipment, storage, and operations, plus two metal storage sheds for added utility. Strategically positioned with convenient access to Highway 1A and major transportation routes.

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