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## RENTAL FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Anzac, Alberta

**Listing ID:**  
18086

**MLS ID:**  
A1259421

**\$1,250,000**



 **SUSAN LORE**  
 (780) 714-1060

 **COLDWELL BANKER UNITED**  
 780-714-5050

 118 Gillmore Drive , Anzac , Alberta T0P 1J0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 571	<b>Business Name</b> Herc Rentals
<b>Business Type</b> Rental	<b>Zoning</b> HC	<b>Subdivision</b> NONE
<b>Building Type</b> Warehouse	<b>Year Built</b> 1986	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8322978
<b>Building Area (Sq. Ft.)</b> 4656.00	<b>Building Area (Sq. M.)</b> 432.55	<b>Lot Size (Sq. Ft.)</b> 169012
<b>Lot Size (Acres)</b> 3.88	<b>Construction Type</b> Metal Frame,Metal Siding	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> See Remarks
<b>Access to Property</b> Direct Access	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Plot Plan		

Standalone 4656 SF industrial warehouse with an office on 3.88 Acre graveled and chain link fenced site with a gate at the site entrance. Pre-engineered steel and metal framed one-storey business industrial warehouse building comprised of two components that have been assembled. Together they include both warehouse space and proportionate finished office space, as well as a small modest mezzanine area. The property is enhanced with Floor drains with a sump, 3-phase power • 200 amps, forced air heating, suspended gas-fired units, air make-up system. 18 ft ceiling height in the main, and 16 ft ceiling height in the additional shop area. Three insulated steel overhead doors with an electric hoist (16' w x 14' h & 12' w x 10' h) and 1 16' w x 10' h w/chain hoist. Developed office area with reception/lobby, kitchen/staff room, 2 washrooms, file room, and private office. The mezzanine overlooks the warehouse with a large office and storage room. High Exposure from both southbound and northbound traffic, situated directly on Highway 881 in the hamlet of Anzac. Convenient access/egress.

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