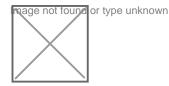


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RENTAL FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationListing ID:MLS ID:Anzac, Alberta18086A1259421

\$1,250,000



SUSAN LORE

2 (780) 714-1060

■ COLDWELL BANKER UNITED

2 780-714-5050

118 Gillmore Drive , Anzac , Alberta TOP 1J0

Transaction Type

For Sale

Business Type

Rental

Building TypeWarehouse

Property Type

Commercial

Building Area (Sq. Ft.)

4656.00

Lot Size (Acres)

3.88

FoundationPoured Concrete

Access to Property
Direct Access

Reports Plot Plan **Days On Market**

571

Zoning HC

Year Built 1986

Property Sub Type Industrial

Building Area (Sq. M.)

432.55

Construction Type
Metal Frame, Metal Siding

Heating

Forced Air, Natural Gas

Inclusions N/A **Business Name**

Herc Rentals

Subdivision

NONE

Structure Type

Industrial

Legal Plan

8322978

Lot Size (Sq. Ft.)

169012

Roof Metal

Lot Features

See Remarks

Restrictions

None Known

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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