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100 3 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Beaverlodge, Alberta



Listing ID:
19355


MLS ID:
A2011270

\$3,500,000



 **RICK WALLAN**
 (780) 354-3313

 All Peace Realty Ltd.
 780-354-3313

 100 3 Street , Beaverlodge , Alberta T0H 0C0

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| Transaction Type For Sale | Days On Market 540 | Year Built 2006 |
| Zoning I | Subdivision N/A | Building Type Commercial Mix |
| Structure Type Industrial | Property Type Commercial | Property Sub Type Industrial |
| Legal Plan 0522534 | Building Area (Sq. Ft.) 16875.00 | Building Area (Sq. M.) 1567.73 |
| Roof Metal | Foundation Poured Concrete | Cooling Central Air |
| Commercial Amenities Boardroom,Kitchen,Lunchroom,Outside Storage,See Remarks,Shower | Inclusions 2 Hotsy washers, air compressors, office furniture, phone system, lockers. | Restrictions None Known |
| Reports Aerial Photos | Heating Forced Air,Natural Gas,Radiant | |

Beaverlodge Industrial Property. 11.7 acres with 12,000 sq ft shop and attached 4,875 sq ft office, comes with reception area, board room, lunch room, bathroom, 6 offices with desks and chairs. The shop has 2-100ft drive-through bays, a 100ft drive-through wash bay with 2 Hotsy washers, and a 100ft drive-through service bay with an 80 ft pit. Concrete aprons in front and rear of shop buildings. Cold storage building, approximately 50 x 80. Great access to highway 43 and secondary highway 722. UFA Cardlock is next door. This property is set up right, move-in ready and well-maintained. Suitable for transport or construction, the best shop, yard and location in Beaverlodge.

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