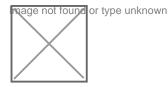


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100 3 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationBeaverlodge, Alberta

Listing ID: 19355 MLS ID: A2011270

\$3,500,000



A RICK WALLAN

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2 780-354-3313

100 3 Street , Beaverlodge , Alberta T0H 0C0

Transaction Type

For Sale

Days On Market

540

Year Built

2006

Zoning

1

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 Heating

Aerial Photos 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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