



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

11250 97 Street  
Wembley, Alberta

MLS # A2052387



**\$17 per sq.ft.**

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 29,000 sq.ft.

Zoning: C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 29.41 Acres

Sewer: -

Lot Feat: -

Inclusions: crane, hotsy, compressor

ONE OF THE BEST HIGHWAY FRONTAGES + MOST WELL EQUIPPED SHOPS IN THE PEACE COUNTRY! This shop has a massive 29 acre yard and 29,000 sqft shop with amazing visibility directly on Highway 43. The building consists of 5000 +/- sqft of office space and 24,000 +/- shop space set up perfectly for a multitude of different business' - pipeline, fabrication, oilfield, geology, mixed-use, you name it! Office Features 4 large offices, parts/storage room, Mechanic office, parts office, equip room, change room, Lunch room, Bathrooms & a Reception Area with a stunning Glass vestibule. The shop features 3 - 18'x18' O/H doors, 6 - 16x16 O/H doors & a 20 ton O/H crane hoist. If you business does not need the full yard, it has been generating approx \$9000 additional a month off western 20 acres. Also features a top-of-the-line WASH BAY! The front parking lot is paved and the 29 acre yard is gravelled & is fully fenced.