



**GRASSROOTS**  
REALTY GROUP

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**501075 RR 14**  
**Blackfoot, Alberta**

**MLS # A2219498**



**\$3,350,000**

|             |               |
|-------------|---------------|
| Division:   | NONE          |
| Type:       | Industrial    |
| Bus. Type:  | -             |
| Sale/Lease: | For Sale      |
| Bldg. Name: | -             |
| Bus. Name:  | -             |
| Size:       | 17,640 sq.ft. |
| Zoning:     | M             |

|             |  |
|-------------|--|
| Heating:    | Overhead Heater(s), Floor Furnace, Natural Gas, Other, Radiant |
| Floors:     | -  |
| Roof:       | -  |
| Exterior:   | Metal Frame  |
| Water:      | -  |
| Sewer:      | -  |
| Inclusions: | Sump, Onsite Parking, Overhead Crane, Fenced Compound          |

|                |   |
|----------------|---|
| Addl. Cost:    | - |
| Based on Year: | - |
| Utilities:     | - |
| Parking:       | - |
| Lot Size:      | - |
| Lot Feat:      | - |

This +/- 20 acre industrial site includes a 17,640 building with a 10-ton bridge crane and is on a highly visible corner with great access and pavement to the site from all directions. Located north of Highway 16 on the corner of RR14 and "Airport Road" (TWP 502). The building features: updated office space including air conditioning, 6 offices, lunch room, board room, reception, foyer. The 2nd floor space includes a locker room with washroom facilities, storage space and another lunch room. There are 2 shop spaces. Shop 1: 4,560 square feet with 19'8" ceiling height at the centre and a 14' tall x 12' wide over head door. Shop 2: 7,200 square feet with 32' ceiling height at centre, 10-ton bridge crane (approx. 50' wide, 118' travel, 20' hook height), Overhead doors: 2 - 14'x14', 2 - 20'x20'. Seller will consider subdividing the land for a smaller parcel but the building must be included.