



GRASSROOTS
REALTY GROUP

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207 11 Street
Nobleford, Alberta

MLS # A2219640



\$1,775,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	17,351 sq.ft.
Zoning:	Commercial/Industrial (CI)

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.72 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	None.		

Industrial stand-alone options are a rare find, particularly with this range of desirable features for modern industrial occupants. This single-user site includes ample usable yard space, six cranes (2x one-tonne, 2x two-tonne & 2x five-tonne), 16'-40' ceiling heights (crane hook height of 22'), four overhead doors (North: 14'x14'; South: 14'x16'; and 16'x16'; East: 20'x20'), and 600-amp, three-phase, 600-volt electrical service. The building features a bright reception area, a staff washroom, and a breakroom on the main floor, along with six private offices and two additional washrooms on the second floor. The site prioritizes functional space, with multiple designated areas and large open-concept shop. Adaptable to your unique business needs, this Nobleford property presents a great opportunity to own your property and reduce expenses. Location Description This property is centrally located in the Town of Nobleford with direct access to Highway 3 via Highway 23. Just a 20 minute drive (