



**GRASSROOTS**  
REALTY GROUP

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**5 Industrial Avenue  
Rosalind, Alberta**

**MLS # A2220572**



**\$250,000**

**Division:** Rosalind

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,400 sq.ft.

**Zoning:** T1

**Heating:** Boiler, In Floor

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** None

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Natural Gas

**Parking:** -

**Lot Size:** 0.34 Acre

**Lot Feat:** Other

Now this is a SHOP!! On this 110'x130' lot in the Village of Rosalind you will find a new 2400 sqft building. This building has 14' ceilings , two 10' x 12' overhead doors. The shop is split in to 2 sides. The West bay is 1,200 sq ft featuring a roughed in bathroom, and 2 potential office spaces. The workspace is open and would be able to be finished for a mezzanine also. The East bay is an additional 1200 sq ft of open space. East bay was built with ICF block to the rafters and has R40 insulation in the attic. West portion was built with 2x8 R28. Attic on West portion of building has no insulation. The whole inside of the building has been finished with white truscore- making it very easy to clean. Very clean and bright. There is 200 amp service. Natural gas and water are hooked up, but sewer has not been installed. A Navien hot water tank is installed and the shop is headed by in floor heat. The property is fully fenced with chain link fence and a large sliding gate. Great space for storage or a business.