



**GRASSROOTS**  
REALTY GROUP

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**240 & 244 & 300 & 325 Balsam Road NE  
Slave Lake, Alberta**

**MLS # A2220688**



**\$3,998,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,138 sq.ft.

**Zoning:** M2 / M4

**Heating:** Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Concrete, Metal Frame, Metal Siding

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 6.61 Acres

**Lot Feat:** Level

6.6 Acres of prime industrial land with several shops including the main shop measuring 100 ft wide by 130 deep with seven 16 foot doors. Additional shops include an 80x120 transfer station, a 40 x 60 shop with three 14 ft doors, a small garage, and a 40 x 80 shop with three 14 foot doors. Included in the 6.5 acres is a vacant 1.05 acre lot currently used as storage. The opportunity is grand as it is, now factor in the long term national tenant who currently is on an open lease. Great reception and office area to top it off, opportunity is knocking now.