



GRASSROOTS
REALTY GROUP

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663073B Range Road 232
Rural Athabasca County, Alberta

MLS # A2234162



\$675,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,200 sq.ft.

Zoning: M1

Heating: Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: Natural Gas Connected

Exterior: Metal Siding

Parking: -

Water: Well

Lot Size: 6.94 Acres

Sewer: Holding Tank

Lot Feat: -

Inclusions: All shelving, desk, washer, security system (monitoring at the expense of the buyer)

Here is a shop with land that you will not want to miss! Situated on 6.94 acres, this property has everything you will need for your business. Whether you are expanding or are ready to make the leap into ownership, this property has been built extremely well and has been meticulously taken care of. You will have 5,000 square feet of shop space with a "thick concrete floor that is poured with 30 mpa concrete, so big equipment is not a problem to park inside. It also features 4 - 16' x 14' overhead doors, overhead radiant heaters, and a sump pit. The additional 1,200 square feet currently features an office, parts room, 3 piece washroom and a laundry area. There is also a 20' x 100' lean-to on the south side. The property is fenced and has an electric remote gate. For services you will have natural gas, a well, septic holding tank plus 200 amp electrical service. Great highway frontage for advertising and only a few minutes west of Athabasca, located in a light industrial sub-division. You do not want to miss out on this one of a kind opportunity.