



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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4212 40 Avenue  
Valleyview, Alberta

MLS # A2235820



**\$12 per sq.ft.**

**Division:** NONE  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 7,300 sq.ft.  
**Zoning:** IG

**Heating:** Combination, In Floor, Forced Air, Natural Gas  
**Floors:** -  
**Roof:** Metal  
**Exterior:** Wood Frame  
**Water:** Public  
**Sewer:** Public Sewer  
**Inclusions:** Pressure washer , Compressor, Powered Seacans

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** 1.63 Acres  
**Lot Feat:** -

7 bay shop on a fully fenced 1.63 acre yard for a fraction of replacement cost! All bays are 50' deep and have 14' x 16' powered overhead doors. There are sumps in all bays and also has a dedicated wash bay complete with a high end pressure washer. There is a large compressor with lines run in shop. Shop has a combination of in-floor heat and forced air, 200 amp service and multiple welding plugs as well as its own bathroom. There are also 2 seacans in yard with power. The yard fence has plenty of power outlets along it . Office features nice reception, storage, 2 private offices, board / lunchroom and it's own office bathroom. Building has town water and sewer. Base rent is \$7300/month and Additional Rent is currently estimated at \$2295.83 for a total of \$9595.83/month plus GST. Also for sale or rent to own MLS #A2235825