



GRASSROOTS
REALTY GROUP

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**114, 67048 Mission Road
Lac La Biche, Alberta**

MLS # A2251783

\$630,000



Division: Lac La Biche

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,000 sq.ft.

Zoning: industrial/commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

2.5 Acre corner Industrial site located in the Lac La Biche West Industrial Park adjacent to the municipal airport. This turn-key Industrial site is levelled, compacted and graveled to accommodate heavy machinery. The property perimeter is chain-link fenced with 40' access gates on either end of the lot and ample yard lighting. There are 24 powered perimeter parking stalls plus 10 more stalls with outlets around the perimeter of the office. The main office is a custom built 1200 square foot 2009, modular with 5 offices, bathroom and reception area. The main 2000 square foot shop (40x50) built in 2009, has 3 phase power, overhead radiant heat, re-enforced concrete slab, drive through doors, and 3x Jib cranes with 2000lbs capacity. The second shop is also 40'x50' light weight steel frame construction with gravel base. This site is ready to accommodate your business.