

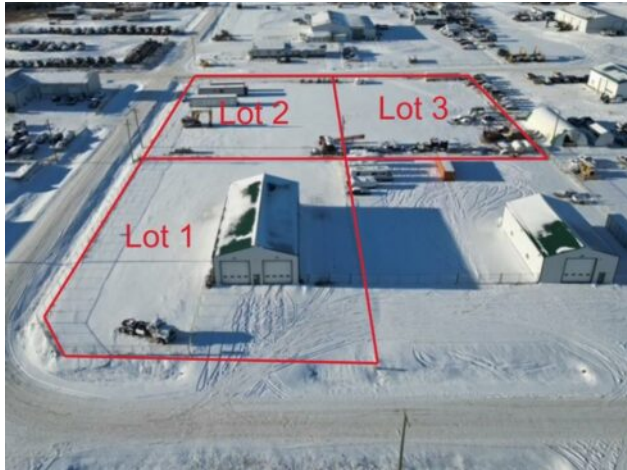


GRASSROOTS
REALTY GROUP

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9802 97 Street
La Crete, Alberta

MLS # A2271359



\$699,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,608 sq.ft.
Zoning:	LC-LI

Heating:	Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Water Connected
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	1.00 Acre
Sewer:	Public Sewer	Lot Feat:	Corner Lot, Yard Drainage
Inclusions:	Air compressor		

Prime 1-Acre Commercial Lot With a Fully Serviced 48' x 96' Shop! Incredible opportunity to secure a versatile commercial property offering room to grow. Sitting on 1 acre, this site features a 48' x 96' fully serviced shop, with the option to purchase two adjacent lots for a combined 3+/- acres—perfect for expanding your current operation or planning for future development. The yard is built up and gravelled, providing excellent drainage and durability for heavy equipment. A chain-link fence surrounds the entire perimeter for added security and organization. The shop is impressively equipped with two full 96' drive-through bays, featuring four 16' x 16' overhead doors—ideal for trucks, machinery, or large-scale operations. Inside, the space is clean and professional, finished top to bottom with metal cladding. A service pit in one bay makes maintenance easy, while built-in workbenches, an air compressor, and bright lighting make it immediately functional for a wide range of trades. This is a turn-key opportunity to start or expand your business in a prime location in La Crete.