



GRASSROOTS
REALTY GROUP

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3 Western Crescent Rural Vulcan County, Alberta

MLS # A2271600



\$1,300,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 38,316 sq.ft.

Zoning: RI

Heating: Forced Air, Natural Gas

Floors: -

Roof: Rubber

Exterior: -

Water: Well

Sewer: Holding Tank

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 5.36 Acres

Lot Feat: -

Inclusions: Fridge, Gas Stove, Dishwasher, Convection Microwave Hood, Washer/Dryer, Water Softener, 4 TVs and Mounts, Camera System, UV Water Purifier System, Desks in Office area, Materials for Bathroom Partition Walls, Extra Glass Doors for Double Doors of Hanger to entrance hallway

This is a one-of-a-kind property unlike anything you've seen before! The opportunities here are limited only by your imagination. Step inside more than 35,000 square feet of warehouse space housed in a beautifully restored World War II hangar, plus over 6,000 additional square feet that includes storage, office, and residential areas. No expense was spared in bringing this building up to modern standards. The Firestone rubber membrane roof replaced in 2017, comes with a 40-year guarantee for worry-free protection. The lighting has been upgraded to LED, and the 3-phase electrical system has been fully updated to today's standards. The office and residence spaces, added in 2017, provide a bright, functional area for your business, c/w office space, lunchroom/gym as well as separate living accommodations for yourself and/or on-site staff. Situated on over 5 acres of land, there's plenty of room for whatever you envision—operating your business, storing equipment indoor and outdoor or housing staff. Conveniently located just 15 minutes from Vulcan and roughly an hour from both Lethbridge and Calgary, this property offers easy access to major routes, suppliers, and customers. Take a look at the virtual tour to “walk” through this incredible space and see how impressive it truly is. Own a piece of history—and start the next chapter for your business today!