



9603 101 Street  
Nampa, Alberta

MLS # A2272571



**\$3,000,000**

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 16,200 sq.ft.

Zoning: C-2

Heating: Combination, In Floor, Electric, Overhead Heater(s), Natural Gas, Oil, **Add. Cost:** -

Floors: - **Based on Year:** -

Roof: Metal **Utilities:** -

Exterior: Metal Siding **Parking:** -

Water: - **Lot Size:** -

Sewer: - **Lot Feat:** -

Inclusions: reception desk, cameras as installed, some shelving, and lockers

Introducing a versatile truck shop with wash bay, office space and more! Featuring 3 large bays, these bays are complete with 2 service pits and sump. Each bay is set up with 16 x 16 foot doors on the front and back of the shop. There is also a large wash bay one end with overhead doors on each end for drive through convenience! There is an advanced air handling system, in floor heating, with additional heat sources, this shop is set up for maximum energy efficiency. With amenities like board room, bathrooms, a lunchroom, and office spaces, the possibilities are endless! The seller had previously planned on adding retail services as well as a gas bar to the property. The 4.52 acre heavily graveled lot completes this versatile space. If you would like more space there is a fully fenced lot with commercial zoning across the street also being offered for sale which would be great for secure storage, or additional parking.