



**GRASSROOTS**  
REALTY GROUP

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**120, 32580 RANGE ROAD 11**  
**Rural Mountain View County, Alberta**

**MLS # A2274458**



**\$18 per sq.ft.**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	8,000 sq.ft.
Zoning:	I-BP BUSINESS PARK DISTRI

Heating:	Ceiling, Make-up Air, Natural Gas
Floors:	-
Roof:	Metal
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	none

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	5.00 Acres
Lot Feat:	-

Presenting a partially constructed industrial facility in Netook Crossing Business Park, currently built to approximately seventy-five percent completion and situated on a five-acre I-BP zoned parcel. The project totals roughly 8,000 square feet and is designed for modern industrial use, with a fully fenced and gravelled yard, on-site well water, and municipal sewer connection. The building layout includes an eighty-by-twenty-five foot drive-through wash bay, an eighty-by-twenty-five foot contained welding bay, and an eighty-by-fifty foot main shop area planned to incorporate office space, lunchroom, washrooms, and generous shop space. Major components of the structure are already in place, allowing a purchaser to complete the remaining work to suit operational requirements. The property is being offered for lease, creating the opportunity for an investor to secure a reliable revenue stream upon completion and tenant placement. Its location within a growing business park, combined with strong highway access, enhances long-term demand for industrial users.