



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

785001 TWP Rd 785A  
Rural Spirit River No. 133, M.D. of, Alberta

MLS # A2280553



**\$11 per sq.ft.**

Division: NONE  
Type: Industrial  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 12,602 sq.ft.  
Zoning: AG1

Heating: Forced Air, Radiant

Floors: -

Roof: -

Exterior: -

Water: Cistern, Dugout

Sewer: Private Sewer

Inclusions: hotsy pressure washer and compressor

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 7.90 Acres

Lot Feat: -

Almost 8 Acres and 4 drive through shop bays and a 10 ton crane on busy highway 2 all for a fraction of replacement cost. 3 bays have 18'x18' automatic overhead doors and 1 bay has 16' x 16' doors. Bays are 8' deep with floor drains. One bay is setup as a wash bay with a Hotsy. The 10 ton crane is useable in 3 of the bays. Building also comes with a compressor and multiple air lines ran. 400 Amps of 3 phase power+ hitching rail with power. Main floor features reception and 2 offices,2 bathrooms (1 with shower) and a kitchen. Upstairs office is developed with 4 offices a boardroom/kitchen. Offices also have AC. The property is made up 7.9 Acres of well graveled and fenced yard site. Base Rent is \$11,551.83 plus Additional Rent of \$2853.83 for a Total of \$14,405.66 plus GST. Also Available for Sale MLS# A2280546