



**295 wellsite Drive  
Red Earth Creek, Alberta**

**MLS # A2285146**



**\$650,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	10,000 sq.ft.
<b>Zoning:</b>	M1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Property for sale or lease! Excellent M1-zoned industrial property situated on 4.62± acres. The site features two shop buildings totaling 10,000± sq. ft., including a 7,600± sq. ft. shop with 7 bays (built 2007) and a 2,400± sq. ft. shop with 3 bays (built 1995). A 1,440± sq. ft. modular office (built 2005) offers a reception area, three offices, kitchen, file room, utility room, and staff boot room. The property also includes a 3,000± sq. ft. modular camp with 10 bedrooms, kitchen, and dining area. Annual taxes: \$8,865.04.