



GRASSROOTS
REALTY GROUP

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10 Loggers Rd
Rural Northern Sunrise County, Alberta

MLS # A2060324



\$2,000,000

Division: Northern Sunrise County

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,000 sq.ft.

Zoning: MSG Industrial

Heating: In Floor, Overhead Heater(s), Hot Water, Natural Gas, Oil

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle, Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Existing appliances

100 x 120 shop with 20 foot ceiling and 4 drive through bays one of which is the wash bay. All OHD are 18 X 18 and within the bays is a pit for working on the equipment, changing oil etc. The wall construction is concrete insulated panels and the are from floor to ceiling - in floor heat with a used oil burning over head heater. Multiple storage rooms, office and change room/laundry room are all contained within the shop. The office is 40 X 32 with two fully finished floors offering 2 offices, office/reception area, waiting room, storage and bathrooms. The lower floor has office, 3 cubical open office spaces, kitchenette area, storage and bathrooms. The office building is forced air heat with AC. All this within a fenced 5.71 acres with gated access. One of the few shops this size available in the Peace River area so if your company is looking for the perfect spot to access the Seal Lake Oilfield area or are in the logging/chip/forestry industry - this may be the perfect fit