



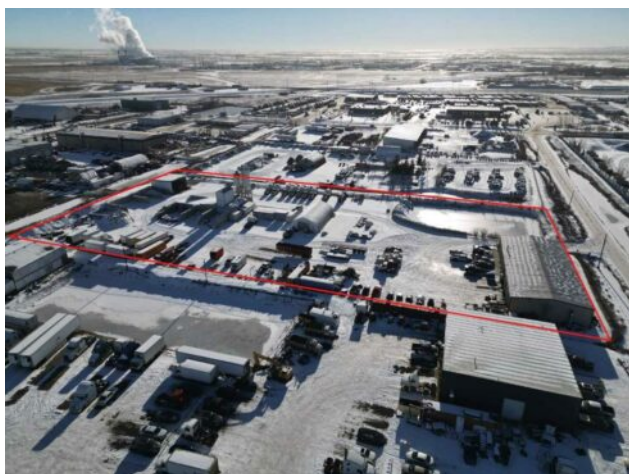
GRASSROOTS
REALTY GROUP

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97 Prairie Place
Rural Rocky View County, Alberta

MLS # A2095380



\$7,600,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,360 sq.ft.
Zoning:	C-LRDs h18

Heating:	-
Floors:	-
Roof:	-
Exterior:	Concrete
Water:	-
Sewer:	-

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	4.74 Acres
Lot Feat:	-

Inclusions: Concrete batching plant and related equipment

4.74 acre parcel improved with a fully leased income-producing industrial building and a functional, ready-mix concrete facility. Income is generated from the 8,360 sf building currently hosting a Mechanical and Welding shop along with approx .75 acres of yard. Connected services provided are Electricity and natural gas with water from a well source and storm water pond. The ready-mix facility is complete with a concrete batch plant, auxiliary buildings, and fixed apparatus. Strategically located at Calgary's doorstep within Rockyview County, offers a reduced tax burden while poised to serve the city and surrounding marketplace. The rolling equipment (concrete trucks, heavy equipment, etc.) is available separately and not included however can be negotiated separately. Operate the ready-mix concrete facility and receive stable rental revenue from adjacent tenant.