



**GRASSROOTS**  
REALTY GROUP

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11004 97 Street  
High Level, Alberta

MLS # A2120508



**\$7,999,000**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	20,000 sq.ft.
Zoning:	Industrial, Highway Comme

Heating:	Baseboard, Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant	Add Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle, Metal	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	36.00 Acres
Sewer:	-	Lot Feat:	Backs on to Park/Green Space, Cleared, Irregular Lot, La
Inclusions:	na		

A fully functional, turn key operation on 35 acres, located just off Hwy 35 as you come into High Level, is this 20,000 sq.ft. steel framed & concrete block constructed shop, 26' ceilings , 18' overhead doors, drive through bays, wash bay PLUS an absolutely immaculate 7500+ sq.ft. fully furnished office building with Board room. The shop features parts rooms c/w steel shelving, mezzanine with extra storage & steel shelving, 2-7 ton hoists, 1- 5 ton hoist, car hoist, exhaust fans. Steel enforced tracks laid in the floor, allow you to move the heaviest equipment in and out for service. A full list of chattels is available upon request. The office features 14 large offices, a lunch room, a 31' x 15' board room, a stunning common area as well as a full, partially finished basement. All office furniture seen is included. In addition to this, there are 2 auxiliary/storage buildings on the property both with overhead doors allowing easy access to the buildings. There is just so much more to see not only in the office but also the shop. This property is a must see for any company moving into the High Level area or looking to expand.