



**3104 39 Street
Camrose, Alberta**

MLS # A2122819



\$6,950,000

Division: Mohler Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,664 sq.ft.

Zoning: M1

Heating: Ceiling, High Efficiency, Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: Cistern

Lot Size: 63.26 Acres

Sewer: Septic Tank

Lot Feat: -

Inclusions: N/A

63.26 ACRES IN CITY OF CAMROSE ZONED GENERAL INDUSTRIAL! AN EXCEPTIONAL PROPERTY FOR INDUSTRIAL DEVELOPMENT. Highway Frontage, Spur-line Opportunity, Awesome 11,664sq.ft. Building. Plus 48 Acres have the City offsite levies prepaid which would have an approximate VALUE OF \$3.4 million today in future or potential development. This impeccable property is a must see. Featuring an excellent office area with five offices, reception area, 2 washrooms and an IT/storage room. Walk through the office area and enter into a truly impeccable shop with 18ft x 18ft overhead doors, lube/mechanic pit, washroom with shower and full drive through wash bay. The shop is 80ft x 94ft and the wash bay is 80ft x 26ft. The yard has been very well maintained and packed with over \$500,000 in yard work completed. There are energized stalls for trucks/equipment and an additional 48ft x 39ft cold storage building. There is three phase power, and property is currently self-serviced for water and sewer. Lots of room for expansion here! Pride of ownership is on full display here and properties of this quality don't come on the market too often. Need an awesome shop with excellent offices, lots of room to expand and future potential! This is an exceptional opportunity!