



**GRASSROOTS**  
REALTY GROUP

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**4615 Federated Road  
Swan Hills, Alberta**

**MLS # A2139844**



**\$375,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Former Baker Hughes Building
<b>Bus. Name:</b>	-
<b>Size:</b>	4,000 sq.ft.
<b>Zoning:</b>	CH- Highway Commercial

<b>Heating:</b>	Overhead Heater(s), Forced Air, Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	Large shed behind building

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Great location and shop, with a 14 foot overhead door. Several large offices in the front of the building and a large mezzanine above the offices. Two washrooms. Large yard, would work well with large trucks or industrial equipment. Owner is willing to trade as well