



GRASSROOTS
REALTY GROUP

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**4520 39 Street
Camrose, Alberta**

MLS # A2152868



\$1,250,000

Division: Mohler Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,220 sq.ft.

Zoning: M1 General Industrial

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Concrete

Water: -

Sewer: -

Inclusions: Scaffolding

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Great investment opportunity - This 5 bay fully leased industrial building sits on a 1 acre lot located on a major industrial corridor within the City of Camrose. The building is solidly built with concrete block walls and a metal sloped roof requiring little maintenance. Each bay is separated with a concrete block demising wall, and have overhead heaters, washrooms, and separate utilities. The two south bays are fully open front to back with 14'x14' overhead doors at each end for drive through capability. These bays are leased together and have a small office, mechanical space, and washrooms. The center bay has an office, washrooms, a small overhead door off the front, a storage mezzanine and an additional full second floor for cold storage. The north 2 bays have front office space, mezzanine storage and washrooms. There are 5, 14'x14' overhead doors at the rear of the building which access the fully graveled yard. This yard has some perimeter chain link fence, good drainage, and has access from both the north and south ends of the lot for ease of use, allowing oversized trucks to park and drive through. There is paved parking at the front for convenient business use. This building can offer a great return on your investment and is located ideally along 39 Street for great exposure and practical access and use.