



**GRASSROOTS**  
REALTY GROUP

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**12 Rustico Road  
Whitecourt, Alberta**

**MLS # A2171836**

**\$3,200,000**



**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Orion Environmental

**Bus. Name:** -

**Size:** 17,500 sq.ft.

**Zoning:** NR CommRural

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 4.00 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Office furniture

This is an incredible property perfect for a large or growing industrial business. Easy to get in and out of this industrial park, and centrally located near Whitecourt, perfect for companies servicing Edson and Fox Creek. With these 16 foot doors and gated compound, this setup is ready for your business.