



**GRASSROOTS**  
REALTY GROUP

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11201 97 Street  
Wembley, Alberta

MLS # A2173734



**\$3,300,000**

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 23,507 sq.ft.

Zoning: M1 IND

Heating: In Floor, Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: ICFs (Insulated Concrete Forms)

Water: Well

Sewer: Open Discharge

Inclusions: Office Furniture negotiable

Addl. Cost: -

Based on Year: -

Utilities: Fiber Optics

Parking: -

Lot Size: 3.21 Acres

Lot Feat: -

2 shops totaling 23,507 Sq Ft ! The main shop is concrete ICF all the way up on this top of the line Shop and office. Main Shop features 3) 105' pull through bays. 2) Overhead doors are 16' tall and 1) 18' tall all automatic .With the ICF and in floor heat this is a very energy efficient building. The entrance to the office is setup to impress and offers spacious well lit executive offices on both floors boardrooms and lots of storage. There is also a second stand alone heated 40' Wide x 65' Long shop with 16' Overhead door. These shops sit on 3.21 Acres but if more land is needed can be bought together with the adjacent lot see MLS #A2170195. Also for lease. See MLS#A2174949.