



**GRASSROOTS**  
REALTY GROUP

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**171025 720 Township**  
**Wandering River, Alberta**

**MLS # A2182714**

**\$2,500,000**



**Division:** Wandering River

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,800 sq.ft.

**Zoning:** Rural Industrial

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

160 Acre Industrial site in Wandering River Alberta. This property has had a 890 man camp on it and all the gravel and infrastructure was left behind. There is about 3.5 acres security fenced, gated and gravelled. The main shop and office building is 4800 square feet with steel frame. A 40x40 and 20x 30 cold storage, as well as a 20x64 machine shed. Shop has in floor heating, 200 amp service, 12 foot and 14 foot doors and a reception and office space area. Approximately 80 acres of farmland and 50 acres of trees.