



GRASSROOTS
REALTY GROUP

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TWP RD 502 RR14 NE 8-50-1-4
Rural Vermilion River, County of, Alberta

MLS # A2199887



\$3,050,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 23,600 sq.ft.

Zoning: Industrial

Heating: Overhead Heater(s), Hot Water

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Metal Frame

Parking: -

Water: -

Lot Size: 8.00 Acres

Sewer: -

Lot Feat: -

Inclusions: Alarm System, Fenced Compound, Floor Drains, Heavy Floor Loading, Overhead Crane, Sump

Great investment property this 23,600 sq.ft. shop is located 1/4 mile west of RR13 on TWP RD 502 . Current lease in place till July 31, 2030. Shop area is 16,400 sq.ft with 2 controlled zones of in-floor heat, complete make up air system, 2-10,000 lb. bridge cranes that run the full 120 feet, 3-18x20 OHD, 3-14x18 OHD, 1- 20x20 OHD and 600 amp power. Office area is 2 levels of 3600 sq.ft. Main office features large reception area with 8 offices, kitchen area, employee locker room. 2nd level has reception area, 20x30 board room and 8 offices. All offices have air conditioning. The complete 8 acres is fenced, packed and sloped to the perimeter. Pylon sign is included. Call for full information package.