



GRASSROOTS
REALTY GROUP

1-833-477-6687
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731056A Range Road 62
Sexsmith, Alberta

MLS # A2210644



\$3,445,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,640 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 7.67 Acres

Sewer: -

Lot Feat: -

Inclusions: NA

Newly constructed, 11,640 Square foot shop just off the Emerson Highway, on 7.67 acres. Shop has two, 120' drive through bays and one conventional bay. One of the drive throughs is a wash bay. 16' wide by 18' high overhead doors. (5 OHDs total) 22' ceiling height. Offices can be built to suite at an additional negotiated price. Property is serviced with a well and sewer system. The Seller can offer approximately 15 to 20 acres more land if required.