



**GRASSROOTS**

REALTY GROUP

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on Township Rd 90  
Fort Macleod, Alberta

MLS # A2259367

**\$2,900,000**



Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Lethbridge Asphalt Supply Co.
Size:	1,800 sq.ft.
Zoning:	Improved Industrial

Heating:	-	Addl. Cost:	
Floors:	-	Based on Year:	
Roof:	-	Utilities:	
Exterior:	-	Parking:	
Water:	-	Lot Size:	
Sewer:	-	Lot Feat:	

**Inclusions:** Crushing Equipment:  
 1992 Eljay cone plant 1330  
 Custom made feed hopper  
 Elrus Surge bin  
 Surge Bin  
 1998 Mormak 6 x 20 screendeck  
 Numerous 60 ft conveyors  
 1991 Custom built dolly  
 Mormak Crusher tower van with Cummins QSX rebuilt

Asphalt plant:  
 2009 (2002) Almix 6626 Asphalt Plant c/w 4 Bin Cold Feed System  
 100T Gencor silo  
 30T almix silo  
 High line power  
 Natural gas  
 Deere backup Generator wired in to whole facility  
 New blending programs  
 2 hot oil tanks  
 Calibration tank

Office:  
 Pacific 3 piece scale 100ft x12ft and accessories  
 60ft x 12ft office trailer, AC/ washroom

3000Gal cistern and sewage tanks  
M&L Testing equipment

Shop - 30x60  
Heated, Concrete floor

2011 Caterpillar 972H S/N CAT0972HLGTA00293 loader  
2011 Case 821E Wheel Loader

Many spare parts

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Fully equipped, turn-key asphalt mixing and gravel business for sale. Situated on 24.39 acres just outside of Fort Macleod in an ideal location. Improvements include a 30x60 heated shop with concrete floor, 60x12 office trailer which serves as office, Q/C lab and scale house (a/c & bathroom), 100x12 Pacific 3 piece truck scale. Equipment included is a gravel crushing spread, asphalt plant and 2 wheel loaders. Excellent opportunity for somebody to get into the business or for an existing construction company to integrate their operations.