



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

9802 97 Street  
La Crete, Alberta

MLS # A2271359



**\$699,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	4,608 sq.ft.
<b>Zoning:</b>	LC-LI

<b>Heating:</b>	Natural Gas, Radiant	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Water Co
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	1.00 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	Corner Lot, Yard Drainage
<b>Inclusions:</b>	Air compressor		

Prime 1-Acre Commercial Lot With a Fully Serviced 48' x 96' Shop! Incredible opportunity to secure a versatile commercial property offering room to grow. Sitting on 1 acre, this site features a 48' x 96' fully serviced shop, with the option to purchase two adjacent lots for a combined 3+/- acres—perfect for expanding your current operation or planning for future development. The yard is built up and graveled, providing excellent drainage and durability for heavy equipment. A chain-link fence surrounds the entire perimeter for added security and organization. The shop is impressively equipped with two full 96' drive-through bays, featuring four 16' x 16' overhead doors—ideal for trucks, machinery, or large-scale operations. Inside, the space is clean and professional, finished top to bottom with metal cladding. A service pit in one bay makes maintenance easy, while built-in workbenches, an air compressor, and bright lighting make it immediately functional for a wide range of trades. This is a turn-key opportunity to start or expand your business in a prime location in La Crete.