



GRASSROOTS
REALTY GROUP

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175 Pine Street
Rural Red Deer County, Alberta

MLS # A2272499



\$1,800,000

Division:	Petrolia Indust.
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	16,240 sq.ft.
Zoning:	BSI

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Cable, Electricity Connected, Natural Gas Connected, Ph
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.29 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	none		

The Perfect Property for Your Business! This exceptional 2.29 acre commercial property offers the loads of space and versatility for a wide range of business uses. With two large standalone shops, a spacious yard, and a fully equipped one-bedroom suite, this property is ready for immediate use. The main building, approximately 6,000 sq ft and built in 1996, features a bright reception area, three offices, and one bathroom on the main floor. The office/showroom main floor is 60'x30' and shop portion is 70'x30'. The rear section includes a large working shop with three overhead doors, two radiant heaters, and two additional office spaces — all under a durable metal roof. Upstairs, you'll find a spacious one bedroom suite that's perfect for on-site living or employee accommodations including a developed living-room, bedroom, kitchen, 3 piece bath, and washer/dryer area. The second shop offers even more versatility with four large bay doors. One bay features a poured concrete floor, heating system, and a bathroom, while the remaining three bays provide dry gravel-floored storage for vehicles and equipment. The second building construction started sometime in 2002 and was completed sometime in 2004. The warehouse is 10,240 square feet. The yard is fully fenced and crossfenced, offering both paved and gravel surfaces for parking and maneuvering. Additional outbuildings include two enclosed sheds and a large open pole shed, providing ample space for storage or expansion. With excellent access, functional layouts, and extensive yard space, this property is move-in ready and perfectly equipped to support your business operations.