



120, 32580 RANGE ROAD 11
Rural Mountain View County, Alberta

MLS # A2274268



\$1,990,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,000 sq.ft.
Zoning:	I-BP BUSINESS PARK DISTRI

Heating:	Ceiling, Make-up Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	5.00 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	NONE		

Presenting a partially constructed industrial facility in Netook Crossing Business Park, currently built to approximately seventy-five percent completion and situated on a five-acre I-BP zoned parcel. The project totals roughly 8,000 square feet and is designed for modern industrial use, with a fully fenced and gravelled yard, on-site well water, and municipal sewer connection. The building layout includes an eighty-by-twenty-five foot drive-through wash bay, an eighty-by-twenty-five foot contained welding bay, and an eighty-by-fifty foot main shop area planned to incorporate office space, lunchroom, washrooms, and generous shop space. Major components of the structure are already in place, allowing a purchaser to complete the remaining work to suit operational requirements. The property is being offered for lease, creating the opportunity for an investor to secure a reliable revenue stream upon completion and tenant placement. Its location within a growing business park, combined with strong highway access, enhances long-term demand for industrial users.