



**GRASSROOTS**

REALTY GROUP

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**216 Birch Road NE  
Slave Lake, Alberta**

**MLS # A2275524**



**\$1,200,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Alco Building
<b>Bus. Name:</b>	-
<b>Size:</b>	13,293 sq.ft.
<b>Zoning:</b>	M1

<b>Heating:</b>	Forced Air	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	1.34 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** 2 Washers, 2 Dryers, fridge, Central Vac & attachments, Overhead crane, 3 compressors, C-Can storage

Here is your opportunity to own a well established Mulit Bay shop! 5 bays with 3 existing tenants - 1 will be available for your business. 4 office spaces, 2 bathrooms and a conference room all upstairs for more rentable space. 13,000 Sqft building with ample turn around space in yard for bigger trucks. 16ft Overhead doors. Some bays have Phase III power, Yard has lights and is fenced with lockable gates in the front and back. Bays 1,2,&3 were originally built In 1984 and bay 4&5 were added in 1992. Great Industrial location with easy access to Bulk Stations and Highway 88! Don't Miss out on this Investment!