



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

**MLS # A2275524**



**\$1,100,000**

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

**Heating:** Forced Air

**Floors:** -

**Roof:** Metal

**Exterior:** Concrete, Metal Siding

**Water:** -

**Sewer:** -

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

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.34 Acres

**Lot Feat:** -

Here is your opportunity to own a well established Multi Bay shop! 5 bays with 3 existing tenants - 1 will be available for your business upon possession. 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 trucks. 16ft Overhead doors. Metal roof, Some bays have Phase III power, Yard has lights and is fenced with lockable gates in the front and back. 1 bay has overhead crane. 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!