



GRASSROOTS

REALTY GROUP

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785001 TWP Rd 785A
Rural Spirit River No. 133, M.D. of, Alberta

MLS # A2280546



\$1,800,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	12,602 sq.ft.
Zoning:	AG1

Heating: Forced Air, Radiant

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: hotsy pressure washer and compressor

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 91.61 Acres

Lot Feat: -

Almost 92 Acres and 4 drive through shop bays and a 10 ton crane on busy highway 2 all for a fraction of replacement cost. 3 bays have 18'x18' automatic overhead doors and 1 bay has 16' x 16' doors. Bays are 83' deep with floor drains. One bay is setup as a wash bay with a Hotsy. The 10 ton crane is useable in 3 of the bays. Building also comes with a compressor and multiple air lines ran. 400 Amps of 3 phase power+ hitching rail with power. Main floor features reception and 2 offices,2 bathrooms (1 with shower) and a kitchen. Upstairs office is developed with 4 offices a boardroom/kitchen. Offices also have AC. The property is made up 7.9 Acres of well graveled and fenced yard site, 57 acres of farmland and 15 acres of bush across Hwy 2. Property also generates \$2,400.00 per year in farm income. Great value as being offered well below appraised value. Also available for Lease MLS # A2280553