



GRASSROOTS
REALTY GROUP

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100 3rd Street
Beaverlodge, Alberta

MLS # A2283618



\$3,500,000

Division: NONE
Type: Industrial
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 16,875 sq.ft.
Zoning: I

Heating: Forced Air, Natural Gas, Radiant
Floors: -
Roof: Metal
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 11.70 Acres
Lot Feat: -

Beaverlodge Industrial Property. 11.7 acres with a 12,000 sqft shop and an attached 4,875 sqft office, with a reception area, boardroom, lunchroom, bathroom, and 6 offices with desks and chairs. The shop has 2, 100ft drive-through bays and a 100ft drive-through service bay with an 80ft pit. Concrete aprons in front and rear of shop buildings, as well as a cold storage building, approximately 50 x 80 ft. Great access to the highway and secondary highway 722. UFA Cardlock is next door. This property is set right up, move-in ready, and well-maintained. Suitable for transport or construction, the best shop, yard and location in Beaverlodge.