



GRASSROOTS

REALTY GROUP

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295 wellsite Drive
Red Earth Creek, Alberta

MLS # A2285146



\$625,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	10,000 sq.ft.
Zoning:	M1

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	n/a

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

Property for sale or lease! Excellent M1-zoned industrial property situated on 4.62± acres. The site features two shop buildings totaling 10,000± sq. ft., including a 7,600± sq. ft. shop with 7 bays (built 2007) and a 2,400± sq. ft. shop with 3 bays (built 1995). A 1,440± sq. ft. modular office (built 2005) offers a reception area, three offices, kitchen, file room, utility room, and staff boot room. The property also includes a 3,000± sq. ft. modular camp with 10 bedrooms, kitchen, and dining area. Annual taxes: \$8,865.04.