



GRASSROOTS
REALTY GROUP

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47017 21 Highway
Rural Camrose County, Alberta

MLS # A2287422



\$1,350,000

Division: Ervick Industrial

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,770 sq.ft.

Zoning: m1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Brand new building situated on 1.81 acres available today! This impeccable new shop has been built with pride and an immense attention to detail. It features 8770 square feet, 18ft ceilings, in-floor heat(3 zones), 5' concrete foundation walls and packed gravel yard. The east side of the shop features the 40x100 bay complete with an upstairs office, bathroom with washer/dryer connections and 3-16x16 foot doors. The west side features a 20x100 bay with 2-16x16 foot doors, 20x50 welding shop with 2-12x12 foot doors, 20x20 coffee room, full bathroom, 20x20 office and larger 27x20 parts room. Needing more space? Here it is.