



GRASSROOTS

REALTY GROUP

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**224 Balsam Road NE
Slave Lake, Alberta**

MLS # A2294420

\$1,025,000



Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,800 sq.ft.
Zoning:	M2 - Heavy Industrial

Heating: Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.81 Acres

Sewer: -

Lot Feat: -

Inclusions: Hotsy Pressure Washer and Air Compressor are negotiable.

4800 Square Foot Industrial Shop for sale in Slave Lake. Shop area is 3,600 square feet and has three 16' x 14' overhead doors and a ceiling height of 18'. 200 AMP 3 Phase power in shop. Make-up air in shop. There is 1,200 square feet of office space on the main floor and it consists of 4 offices, a large reception area and a 2 piece bathroom. This office area has air conditioning. There is a 1,200 square foot mezzanine with a staff room area, a storage room, a 2 piece bathroom and the mechanical room. There is paved parking in the front of the building and a mix of paved and gravel in the rear. Water is Municipal and the building has 2 meters. The septic system is Municipal. It goes to a holding tank with a grinder pump. This property is zoned M-2, which is Heavy Industrial.