



**5423 Township Road 325 B Road
Rural Mountain View County, Alberta**

MLS # A2296565



\$1,600,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	7,440 sq.ft.
Zoning:	6

Heating:	Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	4.74 Acres
Sewer:	-	Lot Feat:	Low Maintenance Landscape
Inclusions:	Office furniture, refrigerator, freezer & heating		

For Sale & middot; 4.74+/- Titled Acres in a fenced & gated industrial parcel just west of Sundre, AB. Property boasts a 7,440 +/- sq ft heated Shop #1 with an attached axillary building that has a washroom, utility room, office, & mechanical bay. Building has 4 (20’x20’ doors) & 1 (30’x30’ door) on south end & an overhead crane. Property has an administrative office, which is 1579 +/- sq ft & contains 6 office spaces, meeting room, reception area, print area, staff lounge & washroom. There are two other large shops on property. Shop #2 is +/- 2400 sq ft & has 2 (20’x20’ doors) & is not presently heated, it also has an overhead crane. Shop #3 is formed by 12 sea cans utilized as sidewalls & is +/- 4800 sq ft plus +/- 1280 sq ft in 3 tiers of seacans & is not heated. One sea can is accessible from the interior of building & two are accessible from west side of building. The other sea cans are only accessible from end doors. There is also a concrete block & containment area, which is about +/- 1440 sq ft. suitable for storing shavings, soil, or equipment. Opportunity & entrepreneurship awaits. Potential for leasing.