



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

**MLS # A2296565**



**\$1,480,000**

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

<b>Heating:</b>	Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	4.74 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Low Maintenance Landscape
<b>Inclusions:</b>	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&rsquo;x20&rsquo; doors) & 1 (30&rsquo;x30&rsquo; 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&rsquo;x20&rsquo; 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 sea cans & 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.