



**GRASSROOTS**  
REALTY GROUP

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2, 712019 Range Road 72A  
Dimisdale, Alberta

MLS # A2300704



**\$1,325,000**

**Division:** Dimsdale Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,400 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Cistern

**Lot Size:** 4.00 Acres

**Sewer:** Holding Tank

**Lot Feat:** -

**Inclusions:** Negotialbe

High-quality industrial shop with premium construction and functional design throughout. Features include in-floor radiant heat, full spray foam insulation, and durable 32 MPa concrete floors with integrated drainage, weeping tile, and central sump. Well-equipped for operations with make-up air system, welding exhaust hood, and quiet screw compressor with air lines throughout. Redundant overhead heat and humidistat-controlled ventilation ensure year-round comfort. Three bay doors with electric openers, large concrete aprons, and excellent yard access. LED lighting throughout shop, offices, and yard. Office space offers tiled floors, individual thermostats, and separate exterior venting. Geothermal in-floor cooling system in place (heat pump ready for enhanced performance). Additional features include alarm system, heat-lined gutters, and natural gas/electrical hookups in yard.