



111 1 Street S  
Vauxhall, Alberta

MLS # A2308070



**\$4,400,000**

<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>	41,040 sq.ft.
<b>Zoning:</b>	Industrial (I)

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	13.07 Acres
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Production equipment list, to be provided during due diligence.		

Featuring approximately 13,000 sf of production and packaging space, 12,800 sf of shipping, receiving, and storage, 8,400 sf warehouse area, and a 3,500 sf two-storey office component. This property offers an excellent opportunity for users seeking an industrial facility designed around food processing with long term growth potential. Equipment is extensive and includes everything needed for fresh-pack operations. A detailed list can be provided upon request. - Turnkey opportunity for another potato processing facility - Existing infrastructure saves capital startup cost - Located in the heart of Alberta potato country - Scalable yard & industrial site for future expansion - Integrated storage & processing capability - Immediate operational potential