



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1020 Laut Avenue
Crossfield, Alberta

MLS # A2308718



\$999,999

Division:	NONE	Addl. Cost:	-
Type:	Industrial	Based on Year:	-
Bus. Type:	-	Utilities:	-
Sale/Lease:	For Sale	Parking:	-
Bldg. Name:	-	Lot Size:	0.44 Acre
Bus. Name:	-	Lot Feat:	Level, Low Maintenance Landscape, No Back Lane
Size:	5,084 sq.ft.		
Zoning:	I-2		

Heating:	Ceiling, Forced Air
Floors:	-
Roof:	Metal
Exterior:	Metal Siding
Water:	-
Sewer:	-
Inclusions:	2 Steel Sheds, Forced air Furnace, 2- 200, 000 BTU Gas Furnace, Garage door opener, forced air ventilation (3), 1 fan operated ventilation fan

1020 Laut Ave, Crossfield – Industrial/Commercial Opportunity in Crossfield Industrial Park. Offering approximately 6,248 SQ FT of usable space with excellent access just off Highway 1A. The main floor features a showroom area, two half bathrooms, and approximately 3,926 SQ FT of functional warehouse/industrial space suitable for a variety of operations. The upper level adds approximately 1,164 SQ FT and includes four private offices plus a full 4-piece bathroom, creating an efficient office-to-warehouse layout. Features include one 12' x 16' manual overhead door and one 16' x 14' powered overhead door for flexible loading and access. Updated heating includes two newer 200,000 BTU suspended forced-air heaters. Outside, the fully serviced fenced yard provides additional flexibility for equipment, storage, and operations, plus two metal storage sheds for added utility. Strategically positioned with convenient access to Highway 1A and major transportation routes.