



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4409 39 Avenue
Valleyview, Alberta

MLS # A2309168

\$1,750,000



Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	11,600 sq.ft.
Zoning:	IG - GENERAL INDUSTRIAL

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Mixed	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	none		

Large Industrial Facility. 11,600 Square foot main shop, out buildings and a 25,000 SF cover-all building. situated on Approximately 14.5 Acres. Ample offices with washrooms, locker room, meeting rooms. Main Shop has 9 heated industrial bays with Overhead doors. The 25,000 SF out-building is sturdy with a free span inside height of over 40 feet. Its about 165 feet long and 95 feet wide. Good High Ground here.