



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**680N 300E**  
**Raymond, Alberta**

**MLS # A2309412**



**\$699,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	8,000 sq.ft.
<b>Zoning:</b>	Industrial I-1

<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>	-	<b>Lot Size:</b>	1.41 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Low Maintenance Landscape, Open Lot, Street Lighting
<b>Inclusions:</b>	tbd		

Prime Industrial Opportunity &ndash; 8,000 Sq. Ft. Facility Versatile 8,000 sq. ft. industrial property originally built for TransAlta. Ideal for manufacturing, warehousing, fabrication, service operations, or commercial storage. Features include double overhead doors, multiple offices, meeting rooms, and flexible workspace configurations. 1.41 acres site offers excellent access and maneuverability for equipment and vehicles, complemented by pillar lighting for added security. Excellent opportunity for owner-users, contractors, manufacturers, or investors seeking a functional industrial facility with flexible use potential.