



GRASSROOTS
REALTY GROUP

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9934 100 Avenue
La Glace, Alberta

MLS # A2314892



\$310,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,334 sq.ft.

Zoning: GC

Heating: Boiler, Overhead Heater(s), Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: TWO 2 POST HOISTS 1-12000 LBS, 1-9000LBS, AIR COMPRESSOR, 2 DOUBLE WALLED USED OIL TANKS, GRAIN BIN, SHOP TOOLS NEGOTIABLE

ATTENTION MECHANICS! TIRED OF WORKING FOR THE MAN? THIS TURN-KEY 3-BAY MECHANIC SHOP WITH HOISTS INCLUDED IS FOR YOU AND LOCATED IN LA GLACE JUST 36 MIN NORTHWEST OF THE THRIVING CITY OF GP! THE CURRENT OWNER/ MECHANIC HAS RAN HIS OWN BUSINESS OUT OF HERE FOR OVER 25 years, and now he is retiring! THE MAIN SHOP IS 45' WIDE AND 30' DEEP WITH THREE 16' HIGH OVERHEAD DOORS, A 12,000LBS TWO POST HOIST AND A 9000# TWO POST HOIST, AIR COMPRESSOR ARE ALL INCLUDED AND MANY OTHER SPECIALTY TOOLS ARE NEGOTIABLE! THE WHOLE BUILDING IS OVER 3334 SQFT PLUS A STORAGE MEZANINE. THERE IS A FRONT RECEPTION OFFICE AREA, A BACK PARTS STORAGE AND WORKSHOP AREA AND A SEPARATE FRONT OFFICE AREA THAT COULD BE RENTED OUT FOR EXTRA INCOME! THIS SALE INCLUDES THE LAND AND BUILDINGS ON TWO TITLED LOTS! THE PROPERTY IS HEATED BY NATURAL GAS BY A BOILER AND OVERHEAD HEATERS IN THE SHOP AND A NATURAL GAS FURNACE FOR THE OFFICE AREA. THE PROPERTY IS ON ITS OWN WELL AND IS ON LA GLACE TOWN SEWER AND THERE IS A AN ACTIVE ALARM SYSTEM. ROUGH EXPENSES ARE: PROPERTY TAX \$4267-2025, SEWER \$1200/Y, POWER AVG 216/ MONTH IN 2025 AND GAS AVG \$148/ MONTH IN 2025. CLICK ON MEDIA/VIDEO/3D LINK TO VIEW THE VIRTUAL TOUR!