



GRASSROOTS
REALTY GROUP

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1101 Main Avenue
Sundre, Alberta

MLS # A2315354



\$999,999

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,044 sq.ft.

Zoning: I1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.02 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent Opportunity to Own a Well-Equipped Industrial Property Offering Functionality, Flexibility, and Room to Grow on Just Over 2 Fully Fenced Acres. Designed to Accommodate a Variety of Commercial or Industrial Operations, this Versatile Property Features Storefront Space, Offices, Multiple Shop Areas, and Extensive Yard Space Ideal for Equipment Storage, Fleet Parking, or Future Expansion. The Front Storefront Area Welcomes Clients and Staff with a Reception Desk and Two Private Offices, Creating an Efficient Administrative Setup. The First Shop/Storage Area Measures 31'4" x 35' and Includes an Additional Office and Bathroom, Providing Excellent Utility for Day-to-Day Operations. Centrally Located Between the Two Shop Spaces, You'll Find a Kitchen Area, Washrooms, and a Dedicated Meeting Room Designed for Staff Convenience and Client Meetings. The Larger Shop Measures an Impressive 38' x 70'6" and Features a Mezzanine Level, Offering Valuable Additional Storage or Workspace. With Ample Power, Excellent Accessibility, and a Well-Laid-Out Yard, this Property is Well Suited for Trades, Fabrication, Manufacturing, Service Companies, Fleet Operations, or Investment Purposes. A Rare Opportunity to Secure a Functional Industrial Property with Excellent Infrastructure, Flexible Space, and Plenty of Room for Future Growth