



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

201 1 Street E
Fox Creek, Alberta

MLS # A2320945



\$1,100,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,400 sq.ft.

Zoning: C-1A

Heating: In Floor, Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

BUILDING 5400 SQ FT LAND 2.49 ACRES Pride of ownership shows in this well-built shop and land. Building is 90 ft long 60 ft wide by 18 ft tall, 3 electric doors 2 are 16 ft tall 1 is 14 ft tall all doors are 14 ft wide. Shop doors on both ends of build so you can drive right through. Shop has foam blown insulation. Office to the back and side of shop. Office is insulated so well you can't hear the air compressor or trucks running. Office space is open for your conference meetings with 2 private offices to the side. Larger main bathroom. Over the office is a parts room with lots of shelving and a sliding door so you can even put your parts up here with a forklift. So you don't have to carry parts up all the stairs. Three phase power with 400 volts in shop. In-floor heat and over 2 overhead heaters. 2nd cold storage building to side of the shop with 12 foot doors on each end. Six outdoor plug ins and a plug in station out back for even more power. There is a ditch that goes around the land for great drainage. Fenced with a gate to the front of property with no access to back of property.