



10204 92 Street
La Crete, Alberta

MLS # A2325172



\$2,900,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,936 sq.ft.

Zoning: LC-HI

Heating: Boiler, Combination, In Floor, Overhead Heater(s), Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 4.94 Acres

Sewer: -

Lot Feat: Landscaped

Inclusions: N/A

MOTIVATED SELLER! Exceptional buying opportunity as part of Bluehill's Harvesting Ltd.'s business realignment sale! This is a rare chance to acquire a premium commercial property with outstanding improvements in one of La Crete's premier industrial locations. Situated on a fully graveled 4.94-acre lot, this turn-key property is currently operating as a logging facility and is ideally suited for logging, construction, trucking, heavy equipment, or a wide variety of commercial operations. At the heart of the property is an impressive 70x180 steel-frame shop featuring two drive-through bays, 5-ton and 10-ton overhead cranes, in-floor heat, overhead radiant heat, durable tin-lined interior walls, high-capacity electrical service for fabrication and industrial equipment, top-quality air exchange units, a coffee room, laundry area, and abundant space for repairs, maintenance, fabrication, or equipment storage. The property also includes a 40x60 Quonset, providing excellent additional storage for equipment, materials, or fleet vehicles. Located just south of the Foothills Rentals shop, this property enjoys an excellent commercial location with easy access and outstanding functionality. This offering includes Lot 1 of 3, with the adjoining two commercial lots also available for purchase, providing an additional 6.82 acres that are fully built up with access and services already in place—ideal for future expansion or development. Whether you're expanding an existing operation or establishing a new headquarters, this is a rare opportunity to acquire a premium commercial property with outstanding improvements and exceptional value. Don't miss your chance—come take a look today!