



GRASSROOTS
REALTY GROUP

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44070 WEST MITSUE INDUSTRIAL Road
Slave Lake, Alberta

MLS # A2325197



\$2,700,000

Division: NONE

Lot Size: 21.43 Acres

Lot Feat: Level

By Town: -

LLD: -

Zoning: HI

Water: Public

Sewer: Holding Tank

Utilities: Natural Gas Paid, Electricity, Phone

A rare opportunity to own 21.43 acres of prime base of industrial land in the Mitsue Industrial Park just outside of Slave Lake, Alberta. This former veneer mill has 3 large structures, one of 15070 sq ft, one of 23995 sq ft, and the largest at 59470 sq ft. These steel buildings hold an exceptional value. The property is high and solid, with concrete throughout all buildings and large areas of the exterior as well. Access from all directions of the property, visibility is prime at the corner of West Mitsue Rd & East Mitsue Rd. High voltage power line 400 m from property line. Bring your ideas for redevelopment, this quality of land is a rarity in size, and location.