



GRASSROOTS
REALTY GROUP

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**3 Western Crescent
Rural Vulcan County, Alberta**

MLS # A2326698



\$1,195,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 38,316 sq.ft.

Zoning: RI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: TV's , water softener

Own a piece of history where endless business opportunities await ! This hangar is located just SW of Vulcan with paved access. The property is 5.36 acres and has undergone major improvements with estimated costs close to half of the asking price! Chain link fence, security cameras, new windows, hardy board and a new tongue and groove roof with Firestone EPDM rubber membrane . The hangar doors are mostly functional and open approx. 200 ft.to bring in anything big and wide. Three Phase power, LED lights and electrical was updated when this building was used to build portable schools back in 2013. There is just over 35,000 sq. ft in the main shop space where there is enough room here to build houses should you choose. This main hangar space is so expansive that you could easily partition off portions to lease out and earn income on the sq. ft that you do not use. The west end has 3100 sq. ft of space ready for further development. The East end has 3100 sq. ft that has been built out into a two bedroom residence with an open elaborate kitchen, living room and bathroom with walk in shower and soaker tub. Separate rooms host a commercial bathroom, mechanical room , 2 forced air furnaces, gym / lunch room and another large open area with office space. No corners were cut, or overlooked, with a lot of thought to revitalizing this truly one of a kind property that must be seen to fully understand and appreciate all the value it holds. The possibilities are endless, for indoor/outdoor RV/Boat storage with live in resident manager. Also, manufacturing , RTM homes, or fabrication, you could do just about anything. You will not find another property offering this much square footage, a residence and acres of space for less. Vulcan is just minutes away which makes for an easy commute for employees or customers to access. Twin Valley Reservoir is 15

minutes and Little Bow Resort approx. 40 minutes away . Book your private viewing today to see for yourself the value here as it truly is one of a kind.