



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

201 67022 Richard Road (Rge Rd 142) Range
Lac La Biche, Alberta

MLS # A2328378



\$850,000

Division: Lac La Biche

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,525 sq.ft.

Zoning: NR

Heating: Natural Gas, Varies by Unit

Floors: -

Roof: Metal

Exterior: Metal Siding , Wood Frame

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: Paved

Inclusions: 2 paint booths, tarp shed frame, assorted sheds, hoist, detached office (SRI Shelter Manufactured Home).

Industrial Buildings and office offering. This industrial package is located 4 Kms West of Lac La Biche in Sentinel Industrial Park. Currently rented this property could be purchased with tenants. Originally built in 1987 and as the business grew , so did the buildings. Today the heated shop space totals 6525 sq ft , complete with employee coffee room and bathroom, with 8 bays with various sized doors. 2 - 14' doors, 1 - 8' door, 3 - 10' doors and 2 - 12' doors. In addition to the heated shop space there is additional cold storage of 3204 sq ft consisting of 1 53' x 12' lean to storage and a free standing fabric quonset storage building measuring 42' X 61'. The office was purchased in 2012 from SRI homes and consists of 5 office/reception, 2 full baths, kitchen, and storage and totals 1520 energy efficient square footage.. Other features include commercial perimeter fenced 2.47 acre lot, paved parking and main yard and gravel on part of the balance. This would be a great opportunity for a service company needing shop space for trucks and equipment. Call today for more information or a personal viewing. File # 1101