



GRASSROOTS
REALTY GROUP

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506 Sunrise Road
Rural Northern Sunrise County, Alberta

MLS # A2330712



\$3,300,000

Division: Northern Sunrise County

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 18,600 sq.ft.

Zoning: C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

Now available - Large industrial building on ~5+ acres of land on the east side of Peace River in Northern Sunrise County - multiple options exist with this shop including renting the remaining portion of the building & land and using the remaining 8000 sq ft for your own business use. There is a total of 20 offices/8 bathrooms between the main & second floor. The vacant portion has 3 offices/2 bathrooms on the main floor and a mixture of offices/ bathroom/common areas and board room on the second floor. The vacant side also includes approximately 6900 sq ft of bay area - 2 drive through & 1 wash bay - all doors are 16 X 16 OHD & there is a 10 T crane with a 20 foot hook - the ceiling height is approx 25 feet. The east side is a carbon copy of the west side for the most part and there is a small tool/equipment storage area with a mezzanine area above for parts on the west side The east portion of the building comprising of approximately 9300 sq ft total is currently rented to Finning Canada