



GRASSROOTS
REALTY GROUP

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15253 444 Township
Strome, Alberta

MLS # A2332102

\$499,000

Division:	Strome
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Nutrien Ag Solutions
Bus. Name:	-
Size:	2,784 sq.ft.
Zoning:	C3

Heating:	Boiler, Natural Gas
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Floors:	-
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Roof:	Metal
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Exterior:	Concrete, Metal Siding , Wood Frame
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Water:	-
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Sewer:	-
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Inclusions:	none
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Addl. Cost:	-
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Based on Year:	-
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Utilities:	-
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Parking:	-
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Lot Size:	6.00 Acres
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Lot Feat:	-
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Exceptional Industrial Opportunity – Strome, Alberta Position your business for success with this solid 2,784 sq. ft. industrial building ideally situated along Highway 13 in the Village of Strome, Alberta. Offering excellent highway exposure and easy access, this versatile property is well suited for a variety of commercial and industrial operations. Inside you'll find a functional layout featuring spacious office space, a staff lunchroom, abundant storage areas, and a large shop designed to handle demanding workloads. The shop boasts a 14-foot overhead door, impressive 20-foot ceilings, and ample electrical service to accommodate a wide range of equipment and business needs. Situated on 6 fully fenced acres, the property provides exceptional outdoor storage and operational flexibility. Existing concrete pads offer additional opportunities for equipment storage, fabrication, laydown areas, or future expansion. Whether you're looking for a contractor's yard, manufacturing space, service facility, or industrial headquarters, this property delivers the space, functionality, and visibility your business needs. Important Restrictive Covenant: The Seller will convey title by Special or Limited Warranty Deed subject to a restrictive covenant prohibiting the sale or distribution of agricultural chemicals, seed, or fertilizer on the property for a period of 20 years following conveyance.