



GRASSROOTS
REALTY GROUP

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121, 46358 Highway 56
Rural Camrose County, Alberta

MLS # A2337765



\$825,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,200 sq.ft.

Zoning: RCI

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Metal Frame, Mixed

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.97 Acres

Lot Feat: -

Excellent opportunity to own a substantial commercial shop less than 10 minutes from Camrose at Legacy Junction! This 7,200 sq. ft. steel-frame building measures 120' x 60' and sits on a generous 1.97-acre parcel with a large, fully graveled yard providing plenty of space for equipment, vehicles, materials, and outdoor storage. The shop features four 20' x 16' overhead doors, offering exceptional access for large equipment and vehicles, along with four forced-air furnaces for efficient heating throughout the building. A thick concrete floor and centrally located floor drain add to the functionality of the space, making it well suited for a variety of commercial, industrial, agricultural, or equipment-related uses. The property is serviced by city water, while sewage is handled by a holding tank. Another exciting feature is the potential for a future railway spur, providing an opportunity for businesses where rail access could be a significant advantage. A versatile property with plenty of yard space, excellent overhead-door access, and the infrastructure to accommodate a wide range of business operations.