



GRASSROOTS
REALTY GROUP

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1408 8 Avenue
Fort Macleod, Alberta

MLS # A2338347



\$1,480,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,440 sq.ft.

Zoning: C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Conveniently located in Fort Macleod, this is a very modern building with a versatile layout that includes approximately 4300 sqft of Warehousing with loading dock and 2100 sqft for Office space and showroom. The Showroom & reception area have high ceilings and lot's of floor space for your customers. There is a large boardroom for meetings as well as a coffee station and guest washrooms. The staff lunchroom is just off of the warehouse which features radiant heat, Mezzanine storage and staff washrooms. Upstairs you get 4 additional offices with the option to add more if needed and more storage space. There are 2 x 16' x 14' bay doors as well as the 8' x 8' loading dock door. One more bay door in the front adds to the appeal and convenience of the building. Outside, the fenced yard has tons of space for inventory and materials as well as lot's of paved customer parking in the front. Bonus features like a security system and A/C make this an ideal choice for your business!