



GRASSROOTS
REALTY GROUP

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1104 Chief Mountain Avenue
Pincher Creek, Alberta

MLS # A2340640



\$1,155,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,500 sq.ft.
Zoning:	C2 " Highway Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	None		

Receivership listing on behalf of court appointed receiver. Offers to be addressed on a first come first serve basis. An application for a court date will be submitted once a mutually agreed to offer to purchase is agreed to by the Receiver. All offers will need to have no purchaser conditions. +/- 5,500 square foot building situated on +/-1.05 acres of land. Zoned C2 " Highway Commercial. 4 drive-in loading doors (14'x14'h / 12'x12'h / 12w x 12'x12'h / 17'x14'h). Built in 2008. 225 amps, 240 volts power (to be verified). Clear height of 17'6" to 19'. Site is fully serviced. In-floor sump drain. Hotsy pressure washer. Radiant tube heating. Disclosure: this building is in relation to a CCAA proceeding and the information herein is not warranted by the Lender or court-appointed Monitor, nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this sale is offered on an "As Is and Where Is" basis.