



GRASSROOTS
REALTY GROUP

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208 Northfield Road
Trochu, Alberta

MLS # A2341297

\$490,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Peterson Auto Body Building Trochu
Bus. Name:	-
Size:	6,000 sq.ft.
Zoning:	C-1 General commercial Di

Heating:	In Floor, Hot Water, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Frame, Metal Siding	Parking:	-
Water:	-	Lot Size:	0.82 Acre
Sewer:	-	Lot Feat:	-

Inclusions: paint booth, Rotary air compressor, Make up air unit, hoist in warehouse , air cooling system for warehouse, outside garden shed and storage trailer

Former Peterson Autobody building; purpose built in 1980 and operated as a full auto body shop and repair facility by the current owners until December 2025. (owners retired) 60 x 100 (6000 Square feet) Metal frame and truss building prefab package, metal clad exterior built slab on grade, located on approx. .78 Acre level lot; fenced with front gate access, gravel yard. Front and side parking for vehicles and staff. Building layout -office and reception area approx. 700 SF; one private office; two open working areas with built in counters; waiting area and two washrooms. Tile flooring, fluorescent tube lighting. Network cat 5 cable , alarm system and video remote system with cameras in place (not in operation at present) Remaining 5300 SF (+/-) shop area; wide open clear span, 14 feet to underside of metal trusses. underfloor heat, two overhead hydronic heaters, large sump and central drain grate system; one 12 x 12 overhead door and one 14 x 14 overhead door; walls are roll out insulated and covered with metal clad panel(as reported by owners) with added spray on insulation to underside of roof area lighting is fluorescent tube. Mezzanine above the office area with access from the shop has a break room for staff; washroom; shelving for parts and open storage; mezzanine also houses the make up air unit, Compressor and Filtration systems for the shop. Mechanical -Two boilers provide heating to shop, radiant baseboard heaters in office area. 3 phase power, make up air (Model BMA), rotary compressor system,(Kaeser) shop air filtration system (Kaeser), sealed paint booth and controls with venting. The building has been well maintained, all equipment is reported as in working condition. Could easily operate as a turnkey autobody shop or mechanical repair facility with minimal effort. ESA is on order. Property is also available for lease MLS A2342798

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