



GRASSROOTS
REALTY GROUP

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4708 43 Avenue
Forestburg, Alberta

MLS # A2342293

\$799,000



Division: Forestburg

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,072 sq.ft.

Zoning: M2

Heating: Central, Overhead Heater(s), Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Concrete, Metal Frame, Metal Siding

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Back Lane, Backs on to Park/Green Space, Level

Inclusions: 5 TON KONE CRANE W/WIRELESS REMOTE, 2-40' SEACANS WITH TARP SHED, AIR COMPRESSOR, CARWASH PUMPS AND SYSTEM TO OPERATE CARWASH, ON DEMAND WATER HEATER

Don't miss this great business opportunity to own two exceptional commercial buildings, all metal clad for low maintenance and highway frontage. The main building is 92' x 66', built in 1997. The main entrance features a reception area that would also make a good retail showroom. Two nice size offices and a two-piece bathroom. The upper level has air-conditioning, 15' x 28' meeting room, 15' x 23' storage room with built-in shelving and furnace room. You will be impressed with the large 50' x 60' shop, two bays, two 16' x 16' overhead doors, and a 3 piece bathroom with shower. The floors are slopped for drainage. You have more than enough space for equipment or large vehicles. If you need more shop space, there is the added bonus of a second shop. Built in 2013 this 50' x 60' building has a 16' x 20' overhead door and a 20' x 20' overhead door. Inside you will find a 5 ton Kone Crane with wireless remote, comes with current inspection, there is 20 foot under the hook of the crane. The main building also has an income generating car wash. A 24' x 66' drive-through washbay with two independent wash stations, two 16' x 16' overhead doors. The car wash accepts coin, credit card, and Fleet cards, pre-and postpaid. The carwash pumps and systems to run the carwash are included. If you still need more storage space there are two 40' seacans with a tarp shed attached. The large commercial lot offers front and side parking space. There is additional lot space to the west for future expansion or extra parking and storage. Check out this perfect location in the vibrant community of Forestburg

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