



GRASSROOTS
REALTY GROUP

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**180 Felaber Road
Hinton, Alberta**

MLS # A2347615



\$675,000

Division: Thompson Lake

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,800 sq.ft.

Zoning: I-GEN

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

180 FELABER ROAD, HINTON, AB. ••• This 2005 built 4800 sq ft industrial building features 3 bays: • 20 ft ceilings • 3 phase electrical • Floor drains • Bay 1 is 30' x 58' • Bay #1 has a new hot water tank & lighting • Bays 2 & 3 are 25' x 58' • Each bay has 2-man doors and an overhead door that is 16x18 • Each Bay is metered for utilities (great if you want to rent the bays out) • Each has a sump and a 3 pc washroom *sink, toilet, small shower) • Lots of parking space • This steel building has been well maintained and is located just off Highway 16 west on a paved road. The lot measures approximately 423' x 147' - lots of room behind the building for storage or you could put up a fenced compound • Annual property taxes \$6,735.44 • The building is listed at \$675,000.00