



GRASSROOTS
REALTY GROUP

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1 31 Durum Drive
Rural Wheatland County, Alberta

MLS # A2349281



\$1,387,500

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,500 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.11 Acre

Sewer: -

Lot Feat: -

Inclusions: Turf, All Safety Equipment attached, Upgraded Lighting, Wash Tub-ground level,

What a stunning unit, nicely finished to be a fully functioning business that can be transformed into whatever your use may be. With a high-end turf with underlay, there are many uses that could fit the bill in this 7,500 sqft space that also offers huge volumes of space with high vaulted ceilings close to 30 feet high at center! Nice, bright upgraded lighting and two gas heaters warming the full space! There is a Mezzanine perfect for watching the events or having a meeting area open to below. This can obviously be expanded, current users love the space! Below is a wash area with a wash tub and then also a fully functional bathroom. Are you a sports group needing indoor practice facilities? Maybe a Dance or Gymnastics Facility? Check with the County to see if your use qualifies with the zoning. You want the Industrial use facility and need the oversized space, with 200+ Amp service, 10' x 10' roll up door, 3 Man doors, all the security items in place to meet fire safety code like a Fire-rated wall between the next unit. This is pretty close to move in condition — just roll up the turf and it's yours! With over \$100,000.00 in upgrades, this unit sure comes to life! Situated within a few minutes of the future De Havilland site, this area will be bustling with activity in the near future. Just off the Trans-Canada, what a great choice!