



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

244071 Range Road 264 Road
Rural Wheatland County, Alberta

MLS # A2140524



\$7,500,000

Division:	NONE	Addl. Cost:	-
Type:	Industrial	Based on Year:	-
Bus. Type:	Agriculture,Commercial ,Industrial ,Warehouse	Utilities:	Cable Internet Access, Natural Gas Paid, Electricity Conn
Sale/Lease:	For Sale	Parking:	-
Bldg. Name:	-	Lot Size:	22.00 Acres
Bus. Name:	-	Lot Feat:	Backs on to Park/Green Space, Cleared, Level, Near Gol
Size:	32,000 sq.ft.		
Zoning:	AG		
Heating:	Forced Air, Natural Gas		
Floors:	Concrete		
Roof:	Metal		
Exterior:	Metal Frame		
Water:	Cistern		
Sewer:	Septic Field, Septic Tank		
Inclusions:	N/A		

32,000 sq ft new warehouse available for purchase, including 21 acres of land. • 12,600 Sq Ft on Floor • 6400 Sq Ft Mezzanine • 160 Ft Deep X 160 Ft Wide • 4 Dock Doors with Loading Ramps • 2 Bay Doors 14 Ft High • 22 Ft to Ceiling Girder • 28 Ft to Ceiling Wall • 32 Ft to Ceiling Centre. This structure was designed with two sides that are mirror images of each other. Each side Includes warehouse, office and mezzanine space. Office space is completed on one side and includes offices, boardroom and washroom. The other side has studs up and rough ins done. Mezzanine space is wide open so perfect for a multitude of uses. Each side has separate gas meters and the building has 3 phase power. The location can not be beat with pavement access all the way. Close to Strathmore, Chestermere and Calgary and just off Highway 1 and Country Hills Blvd. The current owner would be interested in leasing one side of the building back from the new owner.