

**785001 TWP RD 785A**  
**Rural Spirit River No. 133, M.D. of, Alberta**

**MLS # A2228251**



# \$2,500,000

|                    |               |
|--------------------|---------------|
| <b>Division:</b>   | NONE          |
| <b>Type:</b>       | Industrial    |
| <b>Bus. Type:</b>  | -             |
| <b>Sale/Lease:</b> | For Sale      |
| <b>Bldg. Name:</b> | -             |
| <b>Bus. Name:</b>  | -             |
| <b>Size:</b>       | 10,795 sq.ft. |
| <b>Zoning:</b>     | Ag Industrial |

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** air conditioner, crane, all pipe racks, air compressor

This well maintained shop is at the cross roads of 2 main hi ways, and is well set up and ready for your business. 10,795 sf shop consisting of 4 drive through bays with floor drains, including wash bay and welding bay. 3 have 18 ft doors, and 1 has 16 ft overhead door. You have 30 ft ceilings in the shop and 10 tonne crane, Huge air compressor and sliding doors to separate the welding bay, as well as 3 phase power. Mens washroom off bay has shower. There are 3 parts rooms as well. You have large modern reception, office area and kitchen on the main floor, and more offices, locker room, lunch room and storage rooms on the mezzanine. There is radiant heat and furnace for the office area. Water is dugout and 3000 gallon cistern. There 2 septic tanks, one for sump, and one for sewer. The fenced yard site is well graveled with cement parking pad on 2 sides of the shop. property is 91.61 acres, about 72 are farm land, 14 bush, and approximately 6 acre yard site. Call for more info today