

on Township Rd 90  
Fort Macleod, Alberta

MLS # A2259367



**\$2,900,000**

<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>	Lethbridge Asphalt Supply Co.
<b>Size:</b>	1,800 sq.ft.
<b>Zoning:</b>	Improved Industrial

**Heating:** -

**Addl. Cost:**

**Floors:** -

**Based on Year:**

**Roof:** -

**Utilities:**

**Exterior:** -

**Parking:**

**Water:** -

**Lot Size:**

**Sewer:** -

**Lot Feat:**

**Inclusions:** Crushing Equipment:

1992 Eljay cone plant 1330  
Custom made feed hopper  
Elrus Surge bin  
Surge Bin  
1998 Mormak 6 x 20 screendeck  
Numerous 60 ft conveyors  
1991 Custom built dolly  
Mormak Crusher tower van with Cummins QSX rebuilt

Asphalt plant:

2009 (2002) Almix 6626 Asphalt Plant c/w 4 Bin Cold Feed System  
100T Gencor silo  
30T almix silo  
High line power  
Natural gas  
Deere backup Generator wired in to whole facility  
New blending programs  
2 hot oil tanks  
Calibration tank

Office:

Pacific 3 piece scale 100ft x12ft and accessories  
60ft x 12ft office trailer, AC/ washroom

3000Gal cistern and sewage tanks  
M&L Testing equipment

Shop - 30x60  
Heated, Concrete floor

2011 Caterpillar 972H S/N CAT0972HLGTA00293 loader  
2011 Case 821E Wheel Loader

Many spare parts

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Fully equipped, turn-key asphalt mixing and gravel business for sale. Situated on 24.39 acres just outside of Fort Macleod in an ideal location. Improvements include a 30x60 heated shop with concrete floor, 60x12 office trailer which serves as office, Q/C lab and scale house (a/c & bathroom), 100x12 Pacific 3 piece truck scale. Equipment included is a gravel crushing spread, asphalt plant and 2 wheel loaders. Excellent opportunity for somebody to get into the business or for an existing construction company to integrate their operations.