

335 Trackside Drive
Rural Lethbridge County, Alberta

MLS # A2261680



\$1,600,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	9,420 sq.ft.
Zoning:	RGI

Heating:	Forced Air, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected
Exterior:	-	Parking:	-
Water:	Cistern	Lot Size:	2.30 Acres
Sewer:	Septic Tank	Lot Feat:	Level, Low Maintenance Landscape, Yard Lights
Inclusions:	N/A		

No. of Buildings: One (1) stand-alone structure Total Size: ± 9,420 sq. ft. (leasable); ± 8,520 sq. ft. (footprint) Main Building: ± 6,000 sq. ft. Mezzanine: ± 900 sq. ft. Addition (2015): ± 2,520 sq. ft. Year Built: 1981 (main) with addition in 2015 Effective Age: 20 years | Remaining Economic Life: 55 years Foundation: Reinforced concrete Structure: Wood frame construction Exterior: Metal cladding (redone in 2015); ceiling height ± 20' Roof: Gable, metal-clad, visually confirmed in good condition via drone review Windows/Doors: Double-paned PVC windows; four (4) 14'x16' insulated, powered overhead doors; steel pedestrian doors Office/reception space with tile and vinyl plank flooring Two (2) washrooms on the main floor Mezzanine with office, lunchroom, and storage Shop area with concrete floors, painted OSB/metal walls, newer LED lighting Heating/Cooling: Gas-fired tube heaters in shop; forced hot air with A/C for office Plumbing: Large electric hot water tank (2 years old) Electrical: 3-phase, 200-amp main service with 400-amp capacity at pole; considered adequate for facility needs The property is designed for functional industrial use, with a large concrete parking pad in front of the 2015 addition and four (4) concrete aprons for heavy equipment access. Secure, fully fenced yard with dual gated access Ample concrete parking and aprons Flexible Rural General Industrial (RGI) zoning Good visibility, functionality, and expansion potential