

100 3rd Street
Beaverlodge, Alberta

MLS # A2283618



\$3,500,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	16,875 sq.ft.
Zoning:	I

Heating:	Forced Air, Natural Gas, Radiant
Floors:	-
Roof:	Metal
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	11.70 Acres
Lot Feat:	-

Beaverlodge Industrial Property. 11.7 acres with a 12,000 sqft shop and an attached 4,875 sqft office, with a reception area, boardroom, lunchroom, bathroom, and 6 offices with desks and chairs. The shop has 2, 100ft drive-through bays and a 100ft drive-through service bay with an 80ft pit. Concrete aprons in front and rear of shop buildings, as well as a cold storage building, approximately 50 x 80 ft. Great access to the highway and secondary highway 722. UFA Cardlock is next door. This property is set right up, move-in ready, and well-maintained. Suitable for transport or construction, the best shop, yard and location in Beaverlodge.