

**TWP RD 502 RR14 NE 8-50-1-4**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2199887**



**\$3,050,000**

**Division:** NONE  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 23,600 sq.ft.  
**Zoning:** Industrial

**Heating:** Overhead Heater(s), Hot Water

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Metal Frame

**Parking:** -

**Water:** -

**Lot Size:** 8.00 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Alarm System, Fenced Compound, Floor Drains, Heavy Floor Loading, Overhead Crane, Sump

Great investment property this 23,600 sq.ft. shop is located 1/4 mile west of RR13 on TWP RD 502 . Current lease in place till July 31, 2030. Shop area is 16,400 sq.ft with 2 controlled zones of in-floor heat, complete make up air system, 2-10,000 lb. bridge cranes that run the full 120 feet, 3-18x20 OHD, 3-14x18 OHD, 1- 20x20 OHD and 600 amp power. Office area is 2 levels of 3600 sq.ft. Main office features large reception area with 8 offices, kitchen area, employee locker room. 2nd level has reception area, 20x30 board room and 8 offices. All offices have air conditioning. The complete 8 acres is fenced, packed and sloped to the perimeter. Pylon sign is included. Call for full information package.