

**241 Royer Way**  
**Fort McMurray, Alberta**

**MLS # A2206177**



**\$3,400,000**

**Division:** Rickards Landing

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,776 sq.ft.

**Zoning:** BI

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** All Forced air units, water tower, 2 office trailers,

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 2.38 Acres

**Lot Feat:** -

**2.48 ACRES!!! 7776 Sq/FT 2023 BUILT SHOP!** This prime commercial industrial property located in Rickards landing offers a well-maintained, versatile space perfect for a range of business operations. This fully fenced lot features a large gravel yard providing ample space for parking, storage, and easy access for large vehicles and equipment. The highlight of this property is the 2023 built, 7776 Sq/Ft heated shop, designed for efficiency and functionality. The shop includes four 16ft x 16ft exterior overhead doors, 22 ft ceilings, One 10-ton crane, a storage room on the second level, forced air heat, an air makeup unit, 400amp 120/208 vol, along with transformer upgrade to 150kVA when shop was constructed, floor drains, and a dedicated wash bay for maintaining your equipment in top condition. Need more room? The shop has room for expansion, allowing you to grow and customize the space to meet your business needs. Also located on the property is a trailer that acts as company offices which includes 3 bathrooms. This property is a rare find, combining modern facilities, ample yard space, and a location with great potential for growth. Seller is also open to lease property, inquire for details.