

5304 49 Avenue
Rycroft, Alberta

MLS # A2140770



\$865,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,116 sq.ft.

Zoning: M-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 6.72 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

Shop with 3 Drive through bays on almost 7 acres! Frontage to Hwy 49 between Rycroft and Spirit River this property is well setup for a mid sized trucking or oilfield company but with a small town price tag. 2 Drive through 104' bays on one side with 14' X 14' power overhead doors. Has basic offices and bathroom with shower in the middle of shop but does need some love. Features a 3rd 104' drive through bay setup as a dedicated wash bay. Additional storage mezzanine over the office area. Yard can be driven through with multiple entrances + has a hitching rail with lots of truck plug ins. There is also a old office on the lot that would need to be renovated to utilize (not included in Sq Ft or valuation)