

138 6 Street SE
Sundre, Alberta

MLS # A2167522



\$865,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,884 sq.ft.

Zoning: I-2

Heating: Overhead Heater(s)

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 17705.00 Acres

Lot Feat: -

Seller would entertain trade of property or assets from a buyer has partial down payment. Welcome to an exceptional industrial property located on the East side of Sundre with easy access to major traffic routes and includes 3 full lots. The heated shop features a reception area and two offices that provides a professional workspace and storage. The main shop has an 18 ft ceiling and 20x16 ft overhead door, and caters to a variety of industrial operations. Equipped with an air compressor, air lines, and additional lighting, the shop ensures optimal efficiency. Situated on three lots, this property offers ample parking, maneuvering space, and potential for expansion. With partial paving and full fencing, it not only looks organized but also provides security for your assets. Adding to its appeal, a 31 by 65 ft cold storage tent provides valuable extra storage space. Furthermore, the current owner is open to leasing the property back from the future owner, offering flexibility and potential income. Whether you're an established business or a new venture, this turnkey industrial property with leasing potential is worth exploring.