



## Spruce Grove Alberta

\$4,490,000

4.35 ACRES WITH SHOP 80'X88' - 4 16'X18' OVERHEAD DOORS PLUS 16'X16' DRIVE THROUGH IN WASH BAY 24'X80' . COMPRESSOR & ALADDIN PRESSURE WASHER INCLUDED. MECHANICAL BAY WITH OIL/WATER SEPARATOR. MEZZANINE. RADIAT HEAT, METAL WALLS, SUMP. 12 THICK CONCRETE - 25MM REBAR - 12' ON CENTRE. CAN HANDLE CRANES. TRUCKS ETC. DUAL RADIANT HEAT. SEPARATE OFFICE BUILDING, 1316 SQ. FT 5 - OFFICES, RECEPTION AREA, WASHROOM AND COFFEE ROOM. PROPERTY HAS OWN WATER HYDRANT, FULLY FENCED. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<http://www.superproperties.ca/>



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