



166 Strugeon Drive

## Rural Sturgeon County Alberta

\$1,200,000

Located northeast of Edmonton in Albertas Industrial Heartland. One of the worlds most attractive locations for petrochemical, oil & gas investment. Canadas largest hydrocarbon processing region with operating investments of over \$35 Billion with \$15 Billion proposed for the next decade. The region is home to 40+ companies! This 1 ACRE Fully Fenced property includes a 50ftx80ft building and offers plenty of warehouse, or manufacturing space at the rear of the building, measuring approximately 48ft x 58ft, ceiling height=20ft tall clear span, oversized overhead door is 16ft wide x 16ft tall. Heat comes from gas fired unit heaters. Electrical supply via three phase 230 volts. The floor is reinforced concrete, there are several offices with a kitchenette, bathroom, storage, and the up stairs mezzanine includes a conference room. Crushed gravel base lot will accommodate all your equipment & parking requirements. Save time & money on construction when you purchase this Turnkey property. (id:6769)

Listing Presented By:



Originally Listed by:  
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