



Spruce Grove Alberta

\$3,900,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. Multi-use Acreage/Industrial Property. Upgrades to the site improvements include significant asphalt, road crush, and 2 Cisterns. Additional site improvements include an additional cistern, 3 septic tanks, chain-link fencing on a portion of the site and a gate that provides access to the work site area. Shop 1 consists of a 1750sqft metal framed shop on a concrete pad. Interior finishes include concrete flooring, curved open ceiling, and fluorescent lighting systems. Mechanical systems include radiant tube heating and a 100 amp electrical service. It also features a vehicle lift. Shop 2 consists of a 1950sqft metal framed shop on a concrete pad. Upgrades include power, gas and overhead door. The building features a vehicle lift, hotsy pressure washer, 3pc bathroom and laundry area. Quonset 1 consists of a 5000sqft metal pole - canvas covered - Quonset on a concrete pad with asphalt over top. Quonset 2 is 4100sqft canvas and set on a gravel pad. Office/Staff Trailer consists of a 600sqft staff trailer that has a metal exterior and brick accents. Interior includes laminate flooring, metal panel walls and ceiling, and fluorescent lighting. The office trailer includes several offices, a reception area, 4pc bathroom and kitchenette. There is an additional 910sqft Office trailer. The Barns main floor consists of a drive in door, (7) 10x10 storage lockers, and 2000sqft of heated storage. The second floor has a kitchen, living room, 1 bedroom, open game room/dining space, 3pc bathroom, office and laundry area with a wrap around deck outside. The dwelling is 1652 sqft bungalow with a single-car detached garage. Includes a full 1550 sqft basement suite. Renovations/Upgrades included roof, concrete (driveway, patio, stairs), windows, kitchen on both levels, wood finishing on both...

Listing Presented By:



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