

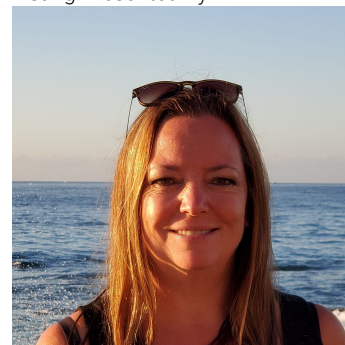


## 30 GOERTZ Avenue Stony Plain AB

\$1,849,900

AMAZING SHOP FOR SALE!! 7,000 SQUARE FEET, WITH MAIN HWY EXPOSURE, DRIVE THROUGH BAYS, FIVE-16X16 HUGE BAY DOORS, 18 FT CEILINGS, EXTRA LARGE PAVED & FENCED COMPOUND, 1,440 SQ FT OF HEATED & AIR CONDITIONED OFFICE SPACE, 6,300 FT OF SHOP SPACE, ALL APPLIANCES & OFFICE FURNITURE INCLUDED, ALL THIS AND LOW STONY PLAIN PROPERTY TAXES TO TOP IT OFF!! 1.08 Acre fully paved Lot with large open front yard & fenced rear compound. 2 story air conditioned office buildout with 3 bathrooms, 4 offices, customer foyer, conference room, kitchen & laundry. City water & septic system with low pressure municipal sewer, Huge shop with radiant tube heating, natural gas make up air unit, 400 Amp 3 phase power, floor drains and security system. Newer industrial park with wide paved-well lighted street. Great mix of Businesses including the new Co-Op card lock truck stop. Fast possession available! Phase one environmental site assessment (Dec 2023). Great space & location, quick hwy access & great investment opportunity!!

Listing Presented By:



Originally Listed by:  
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