



## 65 ALBERTA Avenue Spruce Grove AB

\$2,480,000

Absolute Awesome Location for this Quality Built Shop, Warehouse, Showroom, Offices and Yard Complex. Fully Fenced 1.34 Acre Property with Large Parking Lot. Located on the NE Intersection of Diamond Avenue and Alberta Avenue, right across from Bee Maid Honey. Nice quiet neighbors. Building (14,043 sf) is Metal Frame Construction with Metal Exterior. Shop has 3 Beams for Cranes and present Jib Cranes stay, 2 x 14' Doors and 2 x 16' High Doors in Shop. Full Drains (socks as well), Mezzanine, Lunch Room, Server Room, Radiant Heat, Exhaust, Hot and Cold Water, Pressure Washers, Upgraded T2 Lighting and Power Throughout. Warehouse has 1 x 14' High Door with Triple Sheet, Engineered Mezzanine. Cat 5 Throughout. The Front Office Area has 7 Offices, Showroom, On Demand Hot Water, Washrooms, Shower, Lunch Room, In-Floor Heating and Alarm System. Very Well Built and Maintained. M1 Zoning and Easy Access to Major Roads make this Property Very Suitable to Any High-End Industrial Business. Ready to Move-in!!

Listing Presented By:



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