



## 785001 TWP Rd 785A Rural Spirit River No 133 MD of Alberta

\$1,800,000

Almost 92 Acres and 4 drive through shop bays and a 10 ton crane on busy highway 2 all for a fraction of replacement cost. 3 bays have 18'x18' automatic overhead doors and 1 bay has 16' x 16' doors. Bays are 83' deep with floor drains. One bay is setup as a wash bay with a Hotsy. The 10 ton crane is useable in 3 of the bays. Building also comes with a compressor and multiple air lines ran. 400 Amps of 3 phase power+ hitching rail with power. Main floor features reception and 2 offices, 2 bathrooms (1 with shower) and a kitchen. Upstairs office is developed with 4 offices a boardroom/kitchen. Offices also have AC. The property is made up 7.9 Acres of well graveled and fenced yard site, 57 acres of farmland and 15 acres of bush across Hwy 2. Great value as being offered well below appraised value. Also available for Lease MLS # A2280553 (id:6769)

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**Royal LePage Locations West  
Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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