

FOR SALE
SUNDRE
MANUFACTURING FACILITY

5423 Township Road 325B, Sundre, AB
7,440 SF ON 4.74 ACRES



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THE OPPORTUNITY

Main Building (Shop 1): \pm 7,440 SF heated space with an attached auxiliary building.

Auxiliary building features a washroom, utility room, office, and mechanical bay.

4 - 20'x20' doors and 1 - 30'x30' door on the South end, equipped with an overhead crane.

Administrative Office: \pm 1,579 SF space with 6 office spaces, meeting room, reception area, print area, staff lounge, and washroom.

ADDITIONAL SHOPS:

Shop 2: \pm 2,400 SF with 2 - 20'x20' doors and an overhead crane (not presently heated).

Shop 3: Formed by 12 sea cans, totaling \pm 4,800 SF, plus an additional \pm 1,280 SF in 3 tiers of sea cans (not heated).

Shop 3 layout allows access from interior and West side, with some sea cans accessible only from end doors.

Concrete Block and Tarped Containment Area: \pm 1,440 SF suitable for storing shavings, soil, or equipment.



PROPERTY DETAILS

MUNICIPAL ADDRESS

5423 Township Rd 325b, Sundre, AB

LEGAL DESCRIPTION

Plan 0110257, Block 2, Lot 7

ZONING

6 I - BP

BUILT

2008

MARKET

Sundre

SITE SIZE

4.74 Acres

BUILDING SIZE

7,440 SF (Shop)

1,579 SF (Office)

2,400 SF (Shop 2)

4,800 SF (Shop 3 - Seacan)

7,440 SF (Finished Area)

LOADING DOORS

Four (4) Grade 20' x 20'

One (1) Grade 30' x 30'

LIGHTING

Fluorescent (Office) Metal Halide (Shop)

HEATING

Radiant Tube and Forced Air

SUMPS

Yes

CRANE

One (1) 1-Ton Overhead Crane

One (1) 7.5-Ton Overhead Crane

UTILITY TYPE

Electricity (Connected), Natural Gas (Connected), Telephone (Available), Sewer (Connected), Water (Connected)

WATER

Well

SALE PRICE

\$1,600,000.00

TAXES

\$16,786.00

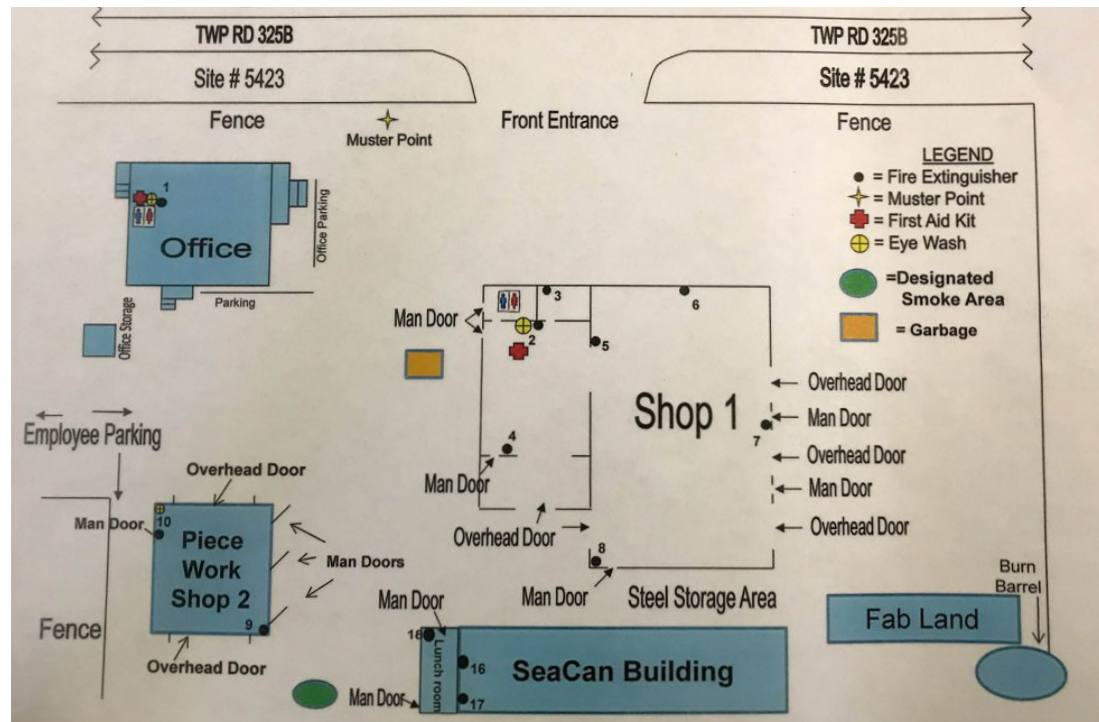
AVAILABILITY

Immediate

OFFICE PLAN



SITE PLAN





HIGHWAY 27

TWP ROAD 325B

RANGE ROAD 54



SITE



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