

FOR SALE

**3209 - 64 STREET,
DRAYTON VALLEY, AB**



+/-5,375 SF INDUSTRIAL BUILDING ON +/- 2.0 ACRE SITE

PROPERTY HIGHLIGHTS

- Demised and finished with metal cladding and downlighting along the exterior of building
- Private offices, lunchroom and shop
- Paved access, parking, truck marshalling
- Site storage located on the east and south sides of the building.
- Large quonset is situated at the southeastern corner

Close Proximity:

- Quick access to Highway 22
- Industrial Park Users: Badger Infrastructure Solutions, Secure Energy, Hayduk Picker Service Ltd., Absolute Heavy Duty Mechanics, Reliance Well Servicing, Brandette Well Servicing, Ariant Holdings Ltd and more.

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PROPERTY DETAILS

Municipal Address	3209 - 64 Street, Drayton Valley, AB	Loading Doors:	Grade (6) 14' x 16'
Legal Description:	Plan 0227816, Block 1, Lot 16A	Power:	120/208 Volts and 200 Amps (TBC)
Year Built:	2001	Lighting:	Fluorescent
Zoning:	I-HVY (Heavy Industrial District)	Heating:	Gas fired furnace & radiant
Site Size:	±2.0 Acres	Site Services:	Fully serviced
Site Coverage Ratio:	6%	Sale Price:	\$850,000
Building Details:	+/-300 SF (Office) +/-5,075 SF (Warehouse) +/- 5,375 SF (Total)	Taxes:	(TBC)
		Availability:	Negotiable

AERIAL



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