

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:

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- 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 |
|----------------------|---|
| Legal Description: | Plan 0227816, Block 1, Lot 16A |
| Year Built: | 2001 |
| Zoning: | I-HVY (Heavy Industrial District) |
| Site Size: | ±2.0 Acres |
| Site Coverage Ratio: | 6% |
| Building Details: | +/-300 SF (Office) +/-5,075 SF (Warehouse) |
| | +/- 5,375 SF (Total) |

| Loading Doors: | Grade (6) 14' x 16' |
|----------------|-------------------------------------|
| Power: | 120/208 Volts and 200 Amps (TBC) |
| Lighting: | Fluorescent |
| Heating: | Gas fired furnace & radiant |
| Site Services: | Fully serviced |
| Sale Price: | \$850,000 |
| Taxes: | (TBC) |
| Availability: | Negotiable |

AERIAL



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