

**125 Kuusamo Drive
Rural Red Deer County, Alberta**

MLS # A2226921



\$2,150,000

Division: Kuusamo Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,000 sq.ft.

Zoning: MI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.87 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Built in 2008, this 10,000 SF freestanding industrial building on 2.87 acres is available for sale. The building features 2,500 SF ± of office space over two floors. The main floor includes a large reception, a storage room, one washroom, a staff kitchen, a shop office, and a locker room. The second floor office space includes three private offices, a boardroom/kitchenette, and one washroom. The shop is split into two separate areas, and the main shop area is wide-open with one washroom and a mechanical room. This area includes a 100' drive thru wash bay with (2) 14' x 16' overhead sunshine doors, as well as (2) drive in 14' x 16' overhead sunshine doors. The separate shop space includes a main floor office with its own entrance, a 625 SF storage mezzanine, and (1) 14' x 16' overhead sunshine door. The shop is equipped with fall protection, Hotsy, gas detection, and a 3-Phase Air Compressor plumbed throughout the building. The yard is graveled and fully fenced with two gates, and ample graveled parking is available directly in front. This property offers excellent visibility with Highway 11 frontage.