

\$995,000 - 12006 Range Road 60a, Rural Cypress County

MLS® #A2081985

\$995,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.94 Acres

NONE, Rural Cypress County, Alberta

Prime industrial commercial property with 6000 square foot shop/office space on 2.94 acres. This location offers easy access and close proximity to Township Road 120 with quick access to the #1 & 3 Highway. Building was developed in 2018 with 3 drive-in bays/overhead doors, 1000 square foot 2nd level enclosed heated storage area above the 1000 square feet main floor front retail space, office, boardroom + 2 bathrooms. Property also includes a 2000 gallon fiberglass cistern for water, and a 2000 gallon fiberglass septic tank for sewage. Shop area is heated by 2 overhead forced air heaters, the office/boardroom/mezzanine is heated by a high efficient forced air furnace. Some fencing and gates have been installed and will be left for the next owner/business. Abundance of parking on the west and south side of the building for staff. Shop was developed for a welding business but would work well for many other industrial or construction industries/businesses. Abundance of space for business signage with the property bordering township road 120, don't miss out on this fantastic investment opportunity.

Built in 2018

Essential Information

MLS® # A2081985



Price	\$995,000
Sold Price	\$925,000
Bathrooms	0.00
Acres	2.94
Year Built	2018
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	12006 Range Road 60a
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A 7E5

Interior

Heating	High Efficiency, Overhead Heater(s), Forced Air, Natural Gas
Cooling	None

Exterior

Roof	Metal
Construction	Metal Siding, Wood Siding
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	September 20th, 2023
Date Sold	January 31st, 2024
Days on Market	133
Zoning	LI, Light Industrial
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.