

CENTURY 21

Hi-Point Realty Ltd.

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Property Address: 6626 - 50 Avenue

**Legal Desc: PI 9920065 Blk 5 Lot 8
SW 18-49-7 W5**

Lot Size: 3.42 acres more or less

Seller: Salex Holdings Ltd.

Listing Agent: Code: \$1.00

Wayne MacKinnon

(780) 621-2121



Listing#: C2

MLS#: E4350868

Price: \$850,000

Possession: November 20, 2023
Style: Commercial Shop & Office
Zoning: Rural Industrial
Size: 3.42 acres
Age: 1996
Taxes: \$7,109.99/2023

Chattels Included:

All furniture in office, crane in shop, two garage door openers, air conditioner for office.

Comments:

PRIME LOCATION! Industrial 3.42 acre lot w/ chain link fenced yard. Previously known as R&L Pumpjack. Lot has a 250' drilled water well, 2x2000Gal holding tanks w/ warning sensor, 3 storage sheds, a 1360sqft office building & 4000sqft shop. Shop has 2-piece bath, utility room, office space w/ kitchenette, tool room, large mezzanine w/ lockers, 2nd kitchenette & large meeting space. Two bay doors, one 24'X20' & one 14'x18', an 18' high 5 ton overhead crane & air compressor. Exhaust fan mounted outside on east wall w/ 2 vents on west side. Hot water boiler heats entire shop. Office building offers tons of space! Large open reception area, 4 private offices & full kitchen complete the main floor. The full basement offers two 2-piece bathrooms (His & Hers), large conference room, utility room & 2 large additional office/storage rooms. Team Auctions/Sekura Auctions Ltd/Team Equipment Ltd will be accepting highest bid price starting Oct 17th until 9am on October 19th as an unreserved timed auction.



TOLL FREE: 1 (877) 221-2199 PHONE: (780) 542-3223 FAX: (780) 542-7727

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