

8, 5445 HWY 584  
Sundre, Alberta

MLS # A2206332



## \$2,400,000

|             |               |
|-------------|---------------|
| Division:   | NONE          |
| Type:       | Industrial    |
| Bus. Type:  | -             |
| Sale/Lease: | For Sale      |
| Bldg. Name: | -             |
| Bus. Name:  | -             |
| Size:       | 13,764 sq.ft. |
| Zoning:     | I-BP          |

|             |             |                |   |
|-------------|-------------|----------------|---|
| Heating:    | Natural Gas | Addl. Cost:    | - |
| Floors:     | -           | Based on Year: | - |
| Roof:       | Metal       | Utilities:     | - |
| Exterior:   | -           | Parking:       | - |
| Water:      | -           | Lot Size:      | - |
| Sewer:      | -           | Lot Feat:      | - |
| Inclusions: | N/A         |                |   |

Here's an opportunity that may never come around again for some time. Buy this awesome property with both shops(excellent tenants), the cannabis growing facility and tons of space for future expansion for another shop, maybe a storage yard or whatever your heart desires. This would be the perfect location for a trucking company, towing company or any business requiring shop and yard space. Ample room for whatever you may have in mind! Steady income from from all sources. Awesome Hwy 584 frontage and a state of the art grow op. This property has it all! Vendor is open to any creative offer you may come up with. Be sure to check out the video!