

28507 Highway 36  
Sunnynook, Alberta

MLS # A2209533



## \$3,000,000

|             |                |
|-------------|----------------|
| Division:   | NONE           |
| Type:       | Industrial     |
| Bus. Type:  | -              |
| Sale/Lease: | For Sale       |
| Bldg. Name: | -              |
| Bus. Name:  | -              |
| Size:       | 47,720 sq.ft.  |
| Zoning:     | Not Classified |

|             |  |
|-------------|--|
| Heating:    | -  |
| Floors:     | -  |
| Roof:       | -  |
| Exterior:   | -  |
| Water:      | -  |
| Sewer:      | -  |
| Inclusions: | Desks, chairs, tables, other items are negotiable. |

|                |   |
|----------------|---|
| Addl. Cost:    | - |
| Based on Year: | - |
| Utilities:     | - |
| Parking:       | - |
| Lot Size:      | - |
| Lot Feat:      | - |

This expansive 37-acre commercial property, available at a competitive price, presents a unique opportunity for a wide range of uses. Previously the main operations hub for the Sheerness Coal Mine, the site is nearing reclamation completion and is ready for its next phase. The property features over 30,000 sq. ft. of shop space and 15,000 sq. ft. of office space, including locker rooms, a training room, lunchroom, conference room, first-aid facilities, and warehouse area. Additionally, there's a 4,000 sq. ft. heated storage building and a 5,000 sq. ft. cold storage building. The shop is fully equipped to accommodate large equipment with 10 overhead doors (20' x 20') and a 50' x 80' wash bay, as well as two 20-ton overhead cranes, one with a 5-ton auxiliary crane. Located just 30 km south of Hanna along Highway 36, a major shipping corridor with no low-hanging power lines, the property is ideally positioned for transportation and logistics, with easy access to Calgary, Edmonton, Red Deer, Lethbridge, Medicine Hat, Saskatoon, and Regina. This site offers immense potential for industrial, manufacturing, or other commercial uses and can be tailored to suit a variety of needs. Advance notice is required for viewings, as it remains an active work site.