

FOR SALE
SUNDRE
MANUFACTURING FACILITY

5423 Township Road 325B, Sundre, AB
7,440 SF ON 4.74 ACRES



CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

Main Building (Shop 1): \pm 7,440 SF heated space with an attached auxiliary building.

Auxiliary building features a washroom, utility room, office, and mechanical bay.

4 - 20'x20' doors and 1 - 30'x30' door on the South end, equipped with an overhead crane.

Administrative Office: \pm 1,579 SF space with 6 office spaces, meeting room, reception area, print area, staff lounge, and washroom.

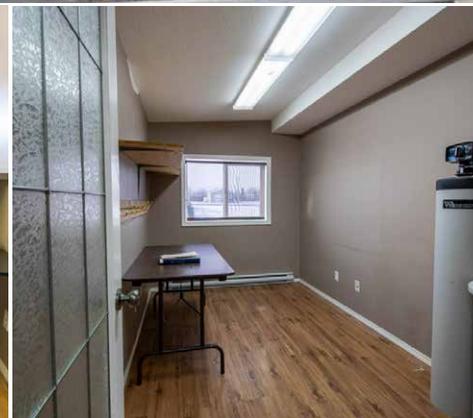
ADDITIONAL SHOPS:

Shop 2: \pm 2,400 SF with 2 - 20'x20' doors and an overhead crane (not presently heated).

Shop 3: Formed by 12 sea cans, totaling \pm 4,800 SF, plus an additional \pm 1,280 SF in 3 tiers of sea cans (not heated).

Shop 3 layout allows access from interior and West side, with some sea cans accessible only from end doors.

Concrete Block and Tarped Containment Area: \pm 1,440 SF suitable for storing shavings, soil, or equipment.





HIGHWAY 27

TWP ROAD 325B

RANGE ROAD 54



SITE



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