



SEPERATE FREESTANDING SHOP AND OFFICE FOR SALE ON 12.96 ACRES

| 70229 Range Road 222, Valleyview AB | **FOR SALE**

Co-Listed Agent  
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**Ron Armeneau**  
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## PROPERTY DETAILS

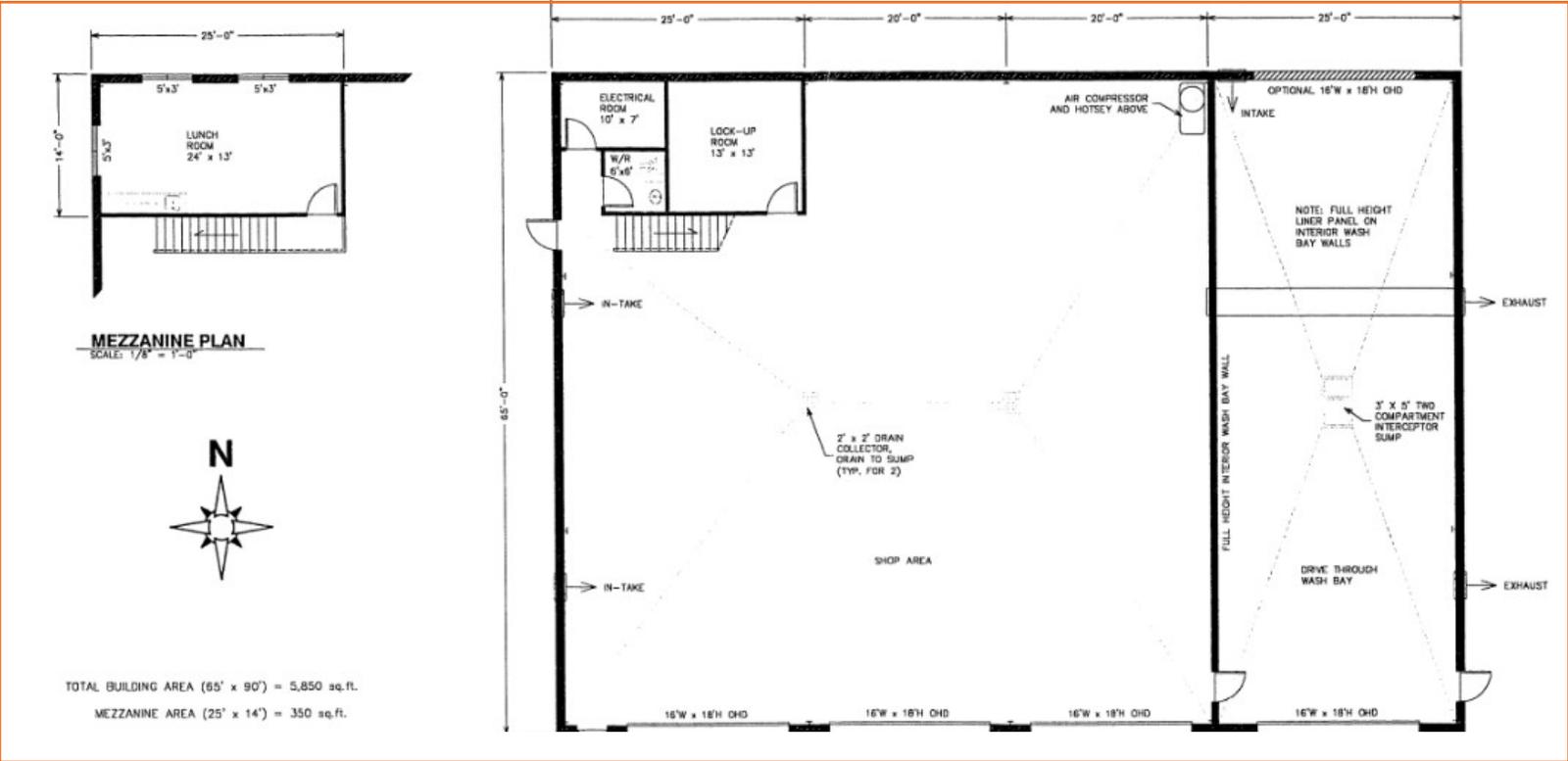
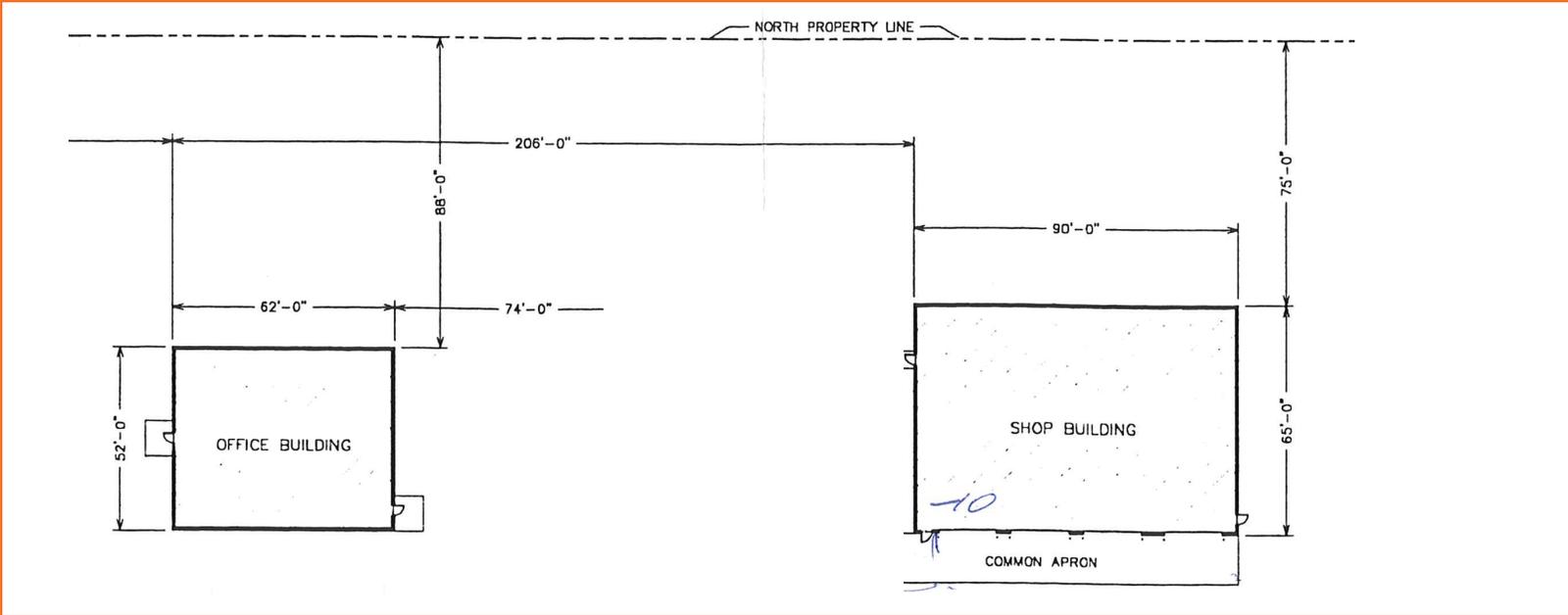
- SIZE: Shop: 5,850 SF  
Mezzanine 350 SF  
Office: 3,224 SF  
**Total: 9,424 SF**
- LOADING: 4 Drive-in Doors (16'w x 18'h)
- CLEAR HEIGHT: 18' Clear Height
- POWER: Substantial Amount
- SALE PRICE: \$1,300,000
- PROPERTY TAXES (EST. 2020): \$8,702.00
- AVAILABILITY: Immediate

## COMMENTS

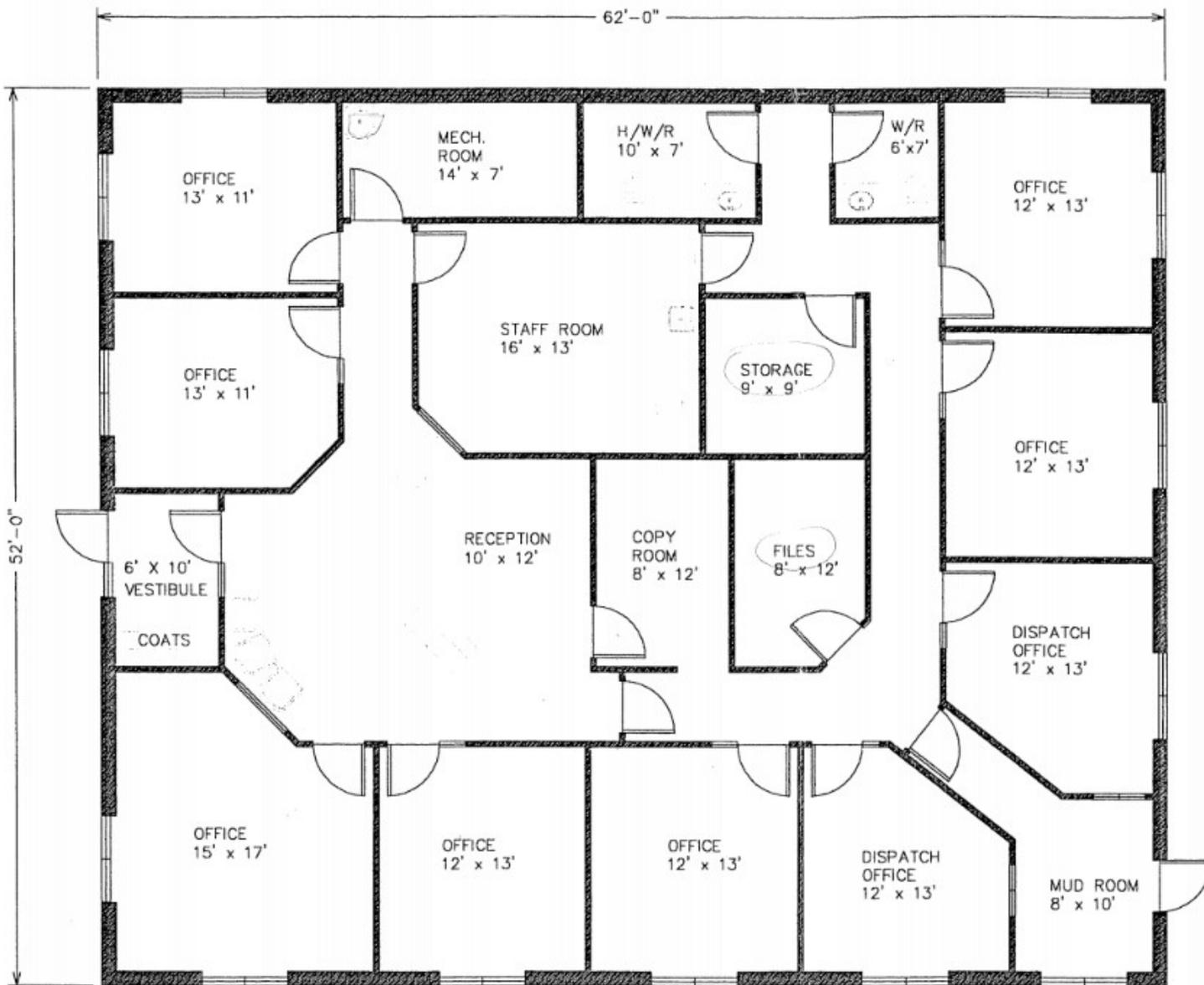
- Excellent shop and office on 12.96 acres located near Valleyview
- Site has two access points
- Fully fenced
- Two temporary structures included
- Service shop has large overhead doors, lockers and lunch room with mezzanine
- Freestanding office building includes 9 private offices, lunch room, and two washrooms



# SITE AND FLOOR PLANS



# OFFICE FLOOR PLAN



## FLOOR PLAN

SCALE: 3/16" = 1'-0"

TOTAL OFFICE AREA = 3,224 sq.ft.



VALLEYVIEW

Range Road 222



Google Earth

## CONTACT US

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The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN GLOBAL ADVISORS LTD. does not assume responsibility for any errors or omissions. **CDN GLOBAL ADVISORS LTD.**



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