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## ON TOWNSHIP RD 90 FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Fort Macleod, Alberta



**Listing ID:**  
32264


**MLS ID:**  
A2259367

**\$2,900,000**



 **JEROEN JACOBSEN**  
 (403) 345-5100

 Real Estate Centre - Coaldale  
 403-345-5100

 On Township Rd 90 , Fort Macleod , Alberta T0L 0Z0

**Transaction Type**

For Sale

**Days On Market**

112

**Zoning**

Improved Industrial

**Subdivision**

NONE

**Building Type**

See Remarks

**Year Built**

2020

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

1911489

**Building Area (Sq. Ft.)**

1800.00

**Building Area (Sq. M.)**

167.22

**Inclusions**

Crushing Equipment: 1992 Eljay cone plant 1330 Custom made feed hopper Elrus Surge bin Surge Bin 1998 Mormak 6 x 20 screendeck Numerous 60 ft conveyors 1991 Custom built dolly Mormak Crusher tower van with Cummins QSX rebuilt Asphalt plant: 2009 (2002) Almix 6626 Asphalt Plant c/w 4 Bin Cold Feed System 100T Gencor silo 30T almix silo High line power Natural gas Deere backup Generator wired in to whole facility New blending programs 2 hot oil tanks Calibration tank Office: Pacific 3 piece scale 100ft x12ft and accessories 60ft x 12ft office trailer, AC/ washroom 3000Gal cistern and sewage tanks M&L Testing equipment Shop - 30x60 Heated, Concrete floor 2011 Caterpillar 972H S/N CAT0972HLGTA00293 loader 2011 Case 821E Wheel Loader Many spare parts

**Restrictions**

None Known

**Reports**

Aerial Photos

Fully equipped, turn-key asphalt mixing and gravel business for sale. Situated on 24.39 acres just outside of Fort Macleod in an ideal location. Improvements include a 30x60 heated shop with concrete floor, 60x12 office trailer which serves as office, Q/C lab and scale house (a/c & bathroom), 100x12 Pacific 3 piece truck scale. Equipment included is a gravel crushing spread, asphalt plant and 2 wheel loaders. Excellent opportunity for somebody to get into the business or for an existing construction company to integrate their operations.

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