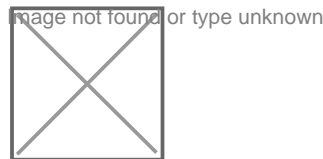


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

251

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 Narural 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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