

# \$3,500,000 - 100 3rd Street, Beaverlodge

MLS® #A2181829

**\$3,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Beaverlodge, Alberta

Beaverlodge Industrial Property. 11.7 acres with a 12,000 sqft shop and an attached 4,875 sqft office, comes with reception area, board room, lunch room, bathroom, 6 offices with desks and chairs. The shop has 2, 100ft drive-through bays and a 100ft drive-through service bay with an 80ft pit. Concrete aprons in front and rear of shop buildings as well as a cold storage building, approximately 50 x 80 ft. Great access to the highway and secondary highway 722. UFA Cardlock is next door. This property is set right up, move in ready and well maintained. Suitable for transport or construction, the best shop, yard and location in Beaverlodge.

Built in 2006

## Essential Information

MLS® #	A2181829
Price	\$3,500,000
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	100 3rd Street
Subdivision	NONE



City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

### Interior

Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air

### Exterior

Roof	Metal
Foundation	Poured Concrete

### Additional Information

Date Listed	December 2nd, 2024
Days on Market	246
Zoning	I

### Listing Details

Listing Office	All Peace Realty Ltd.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.