

## \$1,100,000 - 56419 Rr70a, Rural St. Paul County

MLS® #E4292187

**\$1,100,000**

Bedroom, Bathroom, 19,480 sqft  
Industrial on 22.07 Acres

None, Rural St. Paul County, AB

For Sale or for Lease (\$5000.00/month triple net) - Industrial shops on 22.07 acres located along highway 41 and in close proximity to Lindbergh oilfields and just south of Elk Point (1.5 mile). The 19,480 sqft comprises of a large (40x80) - drive through shop with 4 -16x20 OH doors, impressive air exchange & exhaust system, in-floor heat, 3 phase power, and adjacent to a large parts room with a OH door. North side offers a mechanic bay with 2 large lifts, 20x14 OH door, service manager office space and an additional office to the side. The office area offers executive sized offices (3), large reception area, board room and mezzanine storage. There's a heated (propane) & cold storage area to the south of main area. The yard offers a fueling area, pipe stacking area, tons of powered staff parking, a fully serviced (water, power - 50 amp & sewer) camping area with 6 stalls, wash area and a second heated shop 54x120 with 18x22 OH door, and a fab shelter with power. Looking to expand your current operations?

Built in 1989

### Essential Information

MLS® #	E4292187
Price	\$1,100,000
Square Footage	19,480



Acres	22.07
Year Built	1989
Type	Industrial

### Community Information

Address	56419 Rr70a
Area	St. Paul
Subdivision	None
City	Rural St. Paul County
Province	AB
Postal Code	T0A 1A0

### Exterior

Construction	Mixed, Steel Frame
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### Additional Information

Date Listed	May 6th, 2022
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Listing information last updated on May 3rd, 2024 at 7:16am MDT