



For Sale

Industrial Facility

Sedgewick, AB

3 Buildings on 21 Acres

- 12,298 SF mechanical bay - 4,760 SF wash bay with novi clean system - 8,400 SF fabrication bay
- Large reception area, 16 offices and multiple washrooms spanned over two floors.
- Large mezzanine, bulk lube station and parts and tool crib.
- Fully Fenced and flat land, suitable for pipelines, fabrications, implement dealerships and more.

For more information contact:

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Facility Details

This modern industrial facility seamlessly combines office space with specialized work areas. The central section features a reception area, administrative spaces, and 16 well-appointed offices across two floors. Amenities include a large meeting room, staff lunch areas, and ample washrooms throughout the building.

The facility's core is its expansive 143'x86' mechanical shop, equipped with a 10-ton crane, multiple lube stations, and various overhead doors to accommodate large equipment. Adjacent is a 140'x34' wash bay with an innovative Noviclean system using 100% recycled water and a mud clean-out area.

Completing the complex is a 140'x60' fabrication shop with multiple cranes, additional offices, and support rooms. Built within the last decade, this versatile facility is ideal for pipeline operations, fabrication businesses, implement dealerships, and heavy-duty mechanics, representing the pinnacle of industrial design and functionality.

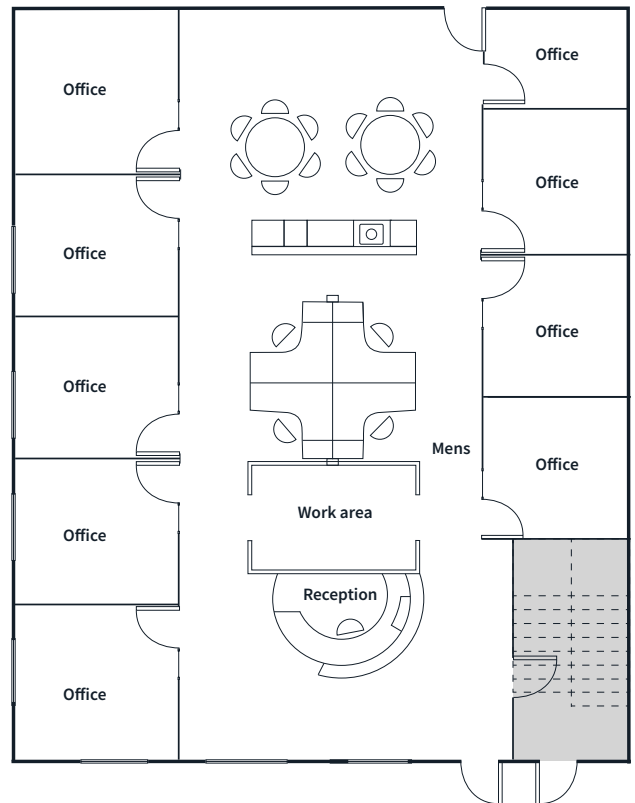


9 Spruce Drive

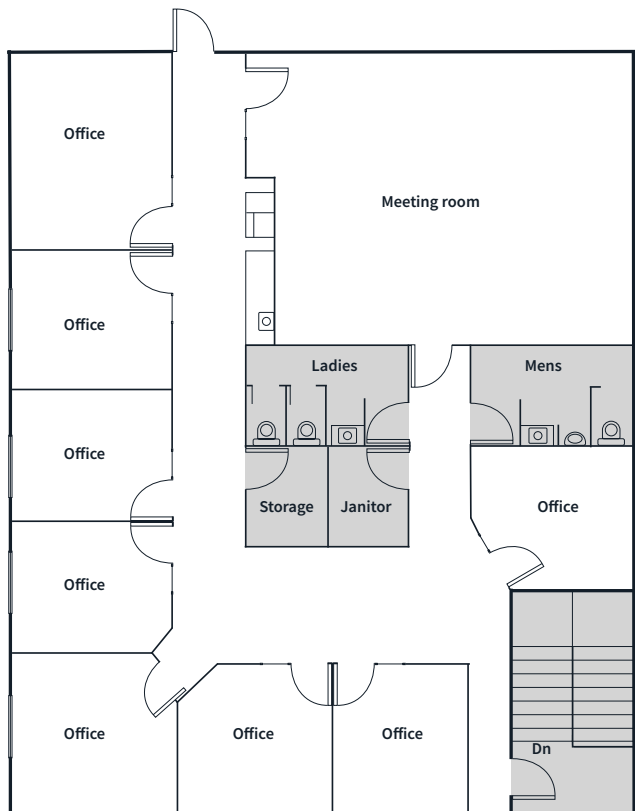
Sedgewick, AB

MLS # A2160622

Main Floor



Second Floor

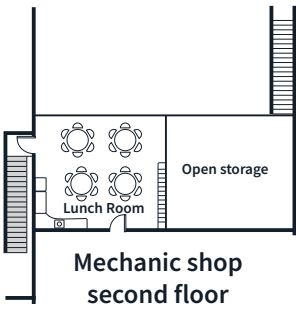
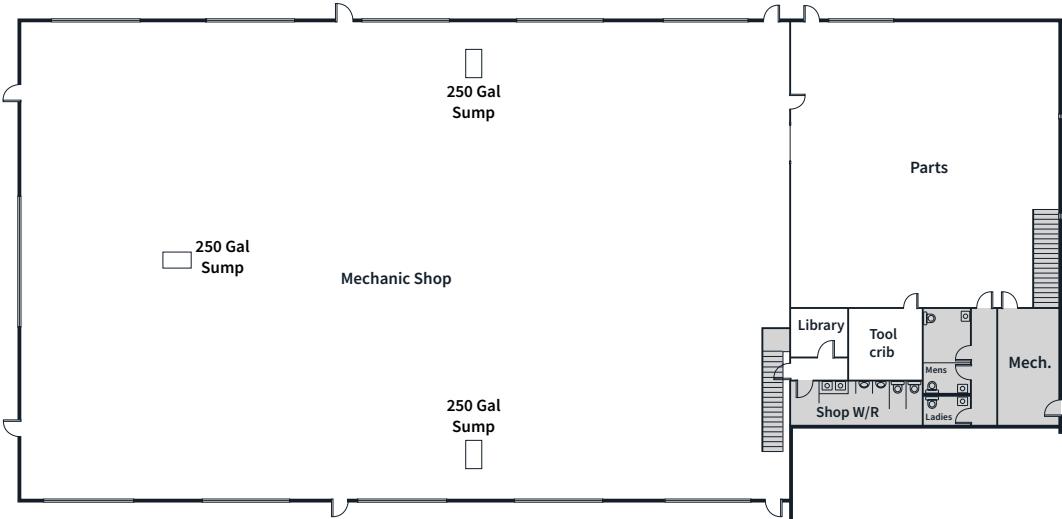


Property Details

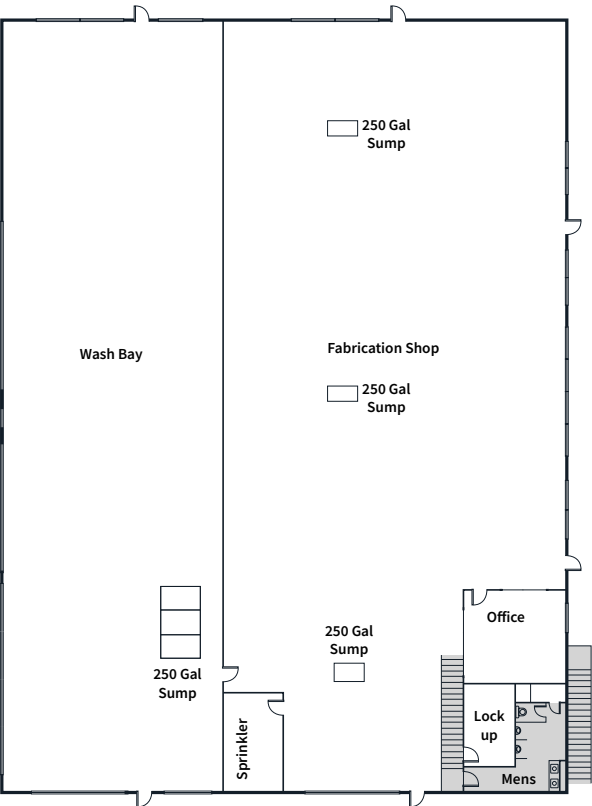
Legal Description	Plan:1523549, Block: 3, Lot 14
Building Area (SF)	33,307
Site Size (Acres)	7.84
Zoning	LIB
Year Built	2016
Property Taxes	\$42,920.85
Sale Price	\$6,999,999.00
Heating	Overhead Heater(s), Forced Air
Crane	(3) 10 Ton
Loading	(12) Grade loading



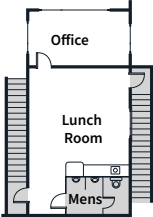
Mechanical Shop



Fabrication Shop



Fabrication Shop Second Floor



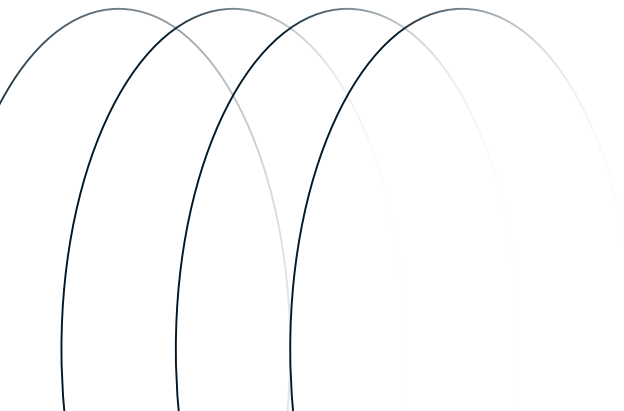


4512 50 Street
Sedgewick, AB

MLS #A2152115

Property Details

Legal Description	4816TR, Block:1, Lot: OT
Bldg Area	8,850
Year Built	1981
Zoning	LIB
Property Taxes	\$10,597.36
Sale Price	\$300,000.00
Crane	5.5 Ton
Loading	Grade loading



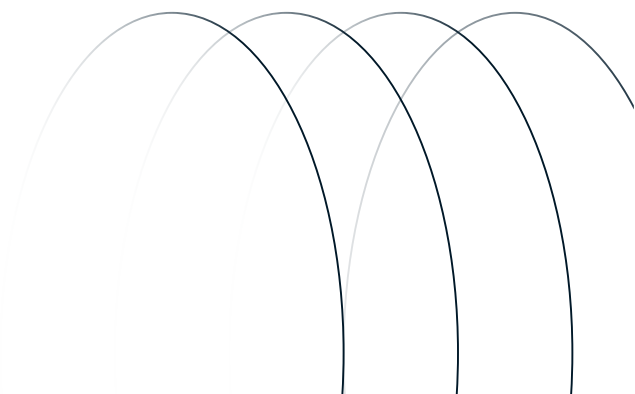


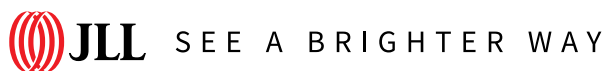
4510 50 Street S
Sedgewick, AB

MLS #A2138557

Property Details

Legal Description	Plan: 9922523, Block: 3, Lot: 13
Building size (SF)	6,500
Site Size (Acres)	7.02
Year Built/Renovated	1997/2017
Zoning	LIB
Property Taxes	\$9,227.75
List Price	\$949,999.00





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