



Unreserved Public Real Estate Auction

Valleyview, AB

August 20, 2024

Small Commercial Plot

- 0.93± Acres w/ 2,130± Sq. Ft Shop & Office Building
- 20x30 ft Reception Area, Office, Washroom & Storage
- 30x50 ft of Shop Space w/ Three 10x10 ft Overhead Doors
- 32x32 ft Overhead Canopy & New Metal Roof (2016)
- Concrete Block Construction, Concrete Apron & Gravelled Yard Site
- Highway Exposure at Junction of Hwy 43 & Hwy 49
- Zoned HD Highway Development w/Taxes at \$2,749.44

GPS: 55.058320, -117.280145

This property is being sold by Ritchie Bros. on behalf of Milmac North America.

Brokerage: Ritchie Bros. Real Estate Services Ltd.



Property may be viewed by appointment

Visit our website for auction and property details

rbauction.com/real-estate



Visit our YouTube channel for property videos & tours!

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Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes and assessments, zoning and permitted uses & surface lease revenue details. Property titles are available upon request. The information provided is a guide only.