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## 251, 47017 21 HIGHWAY FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rural Camrose County, Alberta



**Listing ID:**  
27034

**MLS ID:**  
A2182582

**\$1,200,000**



 **COLE WALKER**  
 (780) 679-5544

 CIR Realty  
 403-358-3883

 251, 47017 21 Highway , Rural Camrose County , Alberta T4V 2M9

**Transaction Type**

For Sale

**Days On Market**

433

**Zoning**

M1

**Subdivision**

Ervick Industrial

**Nearest Town**

Camrose

**Year Built**

2006

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

1324511

**Building Area (Sq. Ft.)**

4980.00

**Building Area (Sq. M.)**

462.65

**Lot Size (Sq. Ft.)**

341510

**Lot Size (Acres)**

7.84

**Roof**

Metal

**Heating**

Natural Gas,Radiant

**Inclusions**

TBD

**Restrictions**

None Known

**Reports**

None

What an opportunity. 7.84 acres(on two titles) with a 5000 sq ft shop available today! Good compacted yard site, fully serviced with Edmonton City water and close proximity to Camrose, Nisku and Edmonton. The empty yard space may be available for lease as well. Currently a lay down yard for a pipe company.

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