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4931 48 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Irma, Alberta



Listing ID:
27289


MLS ID:
A2187107

\$850,000



 **PAUL RUDOLF**

 CDN Global Advisors Ltd.
 403-531-4336

 4931 48 Avenue , Irma , Alberta T0B 2H0

Transaction Type

For Sale

Days On Market

169

Zoning

Industrial

Subdivision

Irma

Nearest Town

Irma

Building Type

Free-Standing

Year Built

2014

Structure Type

Warehouse

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1560W

Building Area (Sq. Ft.)

18625.00

Building Area (Sq. M.)

1730.30

Lot Size (Sq. Ft.)

331056

Lot Size (Acres)

7.60

Construction Type

Metal Frame,Metal Siding

Roof

Metal

Foundation

Poured Concrete

Heating

Natural Gas,Radiant

Lot Features

Cleared,Level,Triangular Lot

Commercial Amenities

Outside Storage

Access to Property

Gravel Road,Public

Inclusions

N/A

Restrictions

None Known

ReportsAppraisal,Building Plans,Environmental
Phase 1

BELOW REPLACEMENT VALUE! 2 Freestanding buildings on 7.60 Acres. Property is perfect for Oilfield related businesses, Farm equipment storage or many other Industrial related businesses. The Property is located just off of HWY 14 in the Village of Irma, Alberta just 20 minutes West of Wainwright and 90 minutes East of Edmonton. Smaller building is 4,625 SF and the larger building is 14,000 SF. Seller is a General Contractor and is willing to work with the Buyer to modify the buildings to suit. Property can be made available for immediate possession.

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