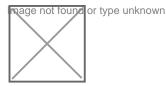


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4931 48 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Irma, Alberta Listing ID: 27289

MLS ID: A2187107

\$850,000



- △ PAUL RUDOLF
- U 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

Building Area (Sq. Ft.)

18625.00

Building Area (Sq. M.)

1730.30

Lot Size (Sq. Ft.)

331056

1560W

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

Reports

Appraisal, 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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