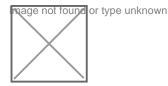


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **2047 TWP RD 495 RD 495A FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Telfordville, Alberta

Listing ID: 27752

MLS ID: A2099986

\$999,000



**△** DARCY POWLIK

**(780)** 672-7474

RE/MAX Real Estate (Edmonton)

**2** 780-672-7474

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2047 Twp Rd 495 Rd 495A , Telfordville , Alberta  $\,$  T0C 2P0

**Transaction Type** 

For Sale

**Days On Market** 

481

**Zoning** Mixed

Subdivision

Telfordville

Year Built 1997

Industrial

Structure Type

**Property Type** 

Commercial

**Property Sub Type** 

Building Area (Sq. Ft.)

Building Area (Sq. M.)

139.97

Industrial

1506.62

Inclusions
See Remarks

Restrictions
None Known

Reports

None

Great opportunity to live and have your business on the same Property! Beautiful private setting with trees, a creek and all located on pavement. This 35.12 acres hosts a 1506 sq/ft house with a 20x28 attached garage with a creek behind it and sheltered from the industrial yard. The graveled industrial yard is set up to move right in. On it is a 50x29 heated and insulated quonset with power and a cement floor. A 40x80 Fully finished Shop metal cladded inside and out with 2 overhead doors (12x14 and 16x14), heated, insulated, power, mezzanine, 3pc bathroom, with offices and lunch room in the front. A 50x80 drive through shop (18x14 doors) with power, heat, fully insulated with an mezzanine, spray booth, and office with two more overhead doors off the side. This beautiful property has extra room to expand your business or keep it the way it is. The house is currently rented out and tenant would consider staying.

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