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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)
 780-672-7474

 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

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Building Area (Sq. Ft.)

1506.62

Building Area (Sq. M.)

139.97

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 clad 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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