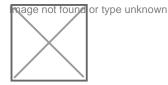


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4705 55 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Grimshaw, Alberta

Listing ID:

28015

MLS ID:

A2124124

\$274,999



ANDY GAUVREAU

**(780)** 624-1300

□ Century 21 Town and Country Realty

**3** 780-624-1300

4705 55 Avenue, Grimshaw, Alberta T0H 1W0

**Transaction Type** 

For Sale

**Days On Market** 

438

**Zoning** R

Subdivision

NONE

**Building Type** 

**Property Type** 

Commercial

Commercial Mix, Warehouse

Year Built 1979

**Structure Type** 

Industrial

Property Sub Type

Industrial

Legal Plan

8274ET

Building Area (Sq. Ft.)

2160.00

Building Area (Sq. M.)

200.67

Construction Type

Concrete, Metal Siding

Roof Metal Foundation
Poured Concrete

**Cooling** None Heating

Natural Gas, Radiant

Inclusions

na

Restrictions
None Known

Reports None

The perfect shop for your business is now on the market and ready for your business. Currently operating as a plumbing and heating service company its a prime candidate for a business that operates in the trades such as its current use,, electricians, mechanics or possibly a trucking company. The building at 36 X 60 is well insulated with spray foam on the interior and comes with a concrete floor, 14 X 18 OHD, radiant tube heating and a 3/4 bathroom The sale of this property also includes 8 contiguous lots which offers a total area of 400 x 120 sq ft - well over an acre of property. Taxes are relatively inexpensive and there is main paved access off 55 Ave with a direct line to Hwy 2 or 2A plus for ease of use there is a back alley as well. If you are looking or thinking about looking for a location for your business this is a prime opportunity - the sign is up!! Call today!!

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