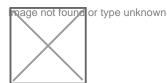


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **OTHER FOR SALE**

Businesses and Franchises for Sale > Business for Sale



Location

High Prairie, Alberta

Listing ID:

28029

MLS ID:

A2125889

\$299,900



**△ DEBBIE NELSON** 

**2** (780) 523-4001

Royal LePage P.V.R. Realty

**2** 780-523-4001

🖄 4821 50 Street , High Prairie , Alberta TOG 1E0

Transaction Type Title Days On Market

For Sale Fee Simple 424

Business TypeZoningSubdivisionOtherM1NONE

Year BuiltStructure TypeProperty Type1950Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Business 3442EU 2400.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

222.97 25264 0.58

Roof Heating Lot Features

Asphalt Shingle In Floor Corner Lot, Near Shopping Center

InclusionsRestrictionsReportsn/aNone KnownLeases

Shop for Sale in Great Location!! This 2400sq.ft. shop consists of 1800sq.ft. shop space and 600sq.ft. with two offices,two bathrooms and a lunchroom for a total of 2400 sq.ft.. This building has undergone major exterior and interior renovations within the last 15 years ie; new concrete floor and footings with 1 1/2" Styrofoam insulation,12" thick insulated walls,Inslab heating with hiefficiency Will Mclean Boiler(100,000 BTU) heats whole building,metalclad exterior,two compartment sump attached,floor drain in mechanical room,new plumbing and wiring (Phase 2 underground power,wired 220),shingles are 10 years old and there is a 12ft insulated overhead door. Situated on a .58 acre lot with chainlink compound. Lots of parking. Located within walking distance of downtown and all amenities,great exposure and space. Call or text for your viewing today.

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