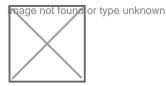


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **3704 53 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Provost, Alberta

Listing ID: 28118

MLS ID: A2135513

\$2,200,000



ART MELIN

**(780)** 806-3175

☑ CENTURY 21 CONNECT REALTY

**2** 780-845-9990

🖄 3704 53 Avenue , Provost , Alberta T0B 3S0

**Transaction Type** 

For Sale

Zoning

Μ

Structure Type

Legal Plan 9823040

Mixed Use

**Heating**Overhead Heater(s)

Reports None Title

Fee Simple

**Subdivision** Provost

**Property Type** 

Commercial

Building Area (Sq. Ft.) 16000.00

Inclusions

N/A

**Days On Market** 

339

Year Built 2014

**Property Sub Type** 

Warehouse

Building Area (Sq. M.)

1486.44

Restrictions
None Known

Located in Provost. this exceptional 16,000 sq ft building, situated on 2 acres, constructed in 2014, is a prime opportunity for businesses seeking versatile and expansive space. With a 1,096 sq ft mezzanine featuring office space, this property caters to a variety of commercial needs. The 16,000 sq ft main area provides ample room for operations, ensuring your business has the space it needs to thrive. The building boasts high ceilings, allowing for flexible use of the space. Includes a wash bay, adding to the layout's versatility and suitability for various business types. The 1,096 sq ft mezzanine offers dedicated office space, perfect for administrative functions or as a management hub.

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