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## 4205 51 A STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Killam, Alberta

**Listing ID:**  
28786

**MLS ID:**  
A2172705

**\$345,000**



 **ALTON PUDDICOMBE**  
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 4205 51 A Street , Killam , Alberta T0B2L0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	489	Light Industrial Business
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Killam	1997	Industrial
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Industrial	9722277
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
3264.00	303.23	19166
<b>Commercial Amenities</b>		
<b>Lot Size (Acres)</b>	Compressed Air	<b>Access to Property</b>
0.44	Lines,Mezzanine,Outside	Paved Road
Storage,Storefront		
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	None

Introducing an opportunity to acquire a property in Killam that offers a well appointed shop, show room space, office, storage, and plenty of graveled yard space. The building is wood framed on a concrete foundation with maintenance free steel cladding on the walls and roof. New windows for the showroom are energy efficient and allow plenty of light into the space. The shop interior is fully finished, with in-floor heat, has a 17'-4" ceiling height, a 12'x14' overhead door, and 532 sq.ft. of mezzanine space. There is over 375 sq.ft. of freshly painted show room space, that could also be used for storage or additional offices. There is already a front office, upper office/board room, and a 12'-2 x 23'-5" main floor space off the shop that could be used for storage, a paint booth, or offices. This property is in an excellent location with full access and visibility to both Hi-ways 13 and 36. The building is ready for a new business or for personal use.

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