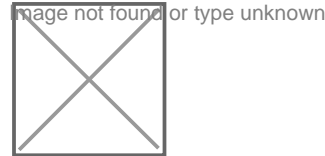


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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**
 (780) 608-0627

 Coldwell Banker Battle River Realty
 780-672-7761

 4205 51 A Street , Killam , Alberta T0B2L0

Transaction Type

For Sale

Days On Market

550

Zoning

Light Industrial Business

Subdivision

Killam

Year Built

1997

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

9722277

Building Area (Sq. Ft.)

3264.00

Building Area (Sq. M.)

303.23

Lot Size (Sq. Ft.)

19166

Lot Size (Acres)

0.44

Commercial AmenitiesCompressed Air
Lines,Mezzanine,Outside
Storage,Storefront**Access to Property**

Paved Road

Inclusions

N/A

Restrictions

None Known

Reports

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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