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20 RAILWAY AVENUE S FOR SALE

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Commercial Real Estate > Commercial Property for Sale



Location
Marwayne, Alberta



Listing ID:
28801


MLS ID:
A2173155

\$249,900



 **COLIN CLARKE**
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 **MUSGRAVE AGENCIES**
 780-875-9159


20 Railway Avenue S, Marwayne , Alberta T0B 2X0

Transaction Type For Sale	Title Fee Simple	Days On Market 278
Zoning Commercial	Subdivision Marwayne	Year Built 2002
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8123040	Building Area (Sq. Ft.) 2788.00	Building Area (Sq. M.) 259.01
Lot Size (Sq. Ft.) 48787	Lot Size (Acres) 1.12	Construction Type Mixed,Other,Wood Frame
Cooling Central Air	Heating Overhead Heater(s),Floor Furnace	Commercial Amenities Floor Drain(s)/Grease Trap(s),Parking-Extra,Storefront
Access to Property Direct Access	Inclusions Sump	Restrictions None Known
Reports None		

Commercial Opportunity! This shop/retail building sits on 1.12 acres and located right inside Marwayne, Alberta along side Highway 897. The building is approx. 42 feet by 66 feet with a total of 2700 Square feet. Currently operated as a Car Wash this is a top tier building built in 2002, with a recent addition of a store front, commercial kitchen, office space, and bathroom facilities. This property could be the perfect space to run your business out of. The value and potential is huge with a large amount of space as well as this property is listed at a great price. Recent upgrades include furnace and central AC(5yr), Hot water tank (3yr), Top of the line RO water system for car wash quality water, flooring and paint. The building has 3 phase power suitable for high power requirements, the kitchen is commercial grade and in operation under the current business. There is a multitude of use for this property, lets see if it works for you.

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