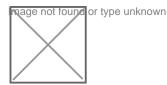


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

20 RAILWAY AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationMarwayne, Alberta

Listing ID: 28801

MLS ID: A2173155

\$249,900



△ COLIN CLARKE

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■ MUSGRAVE AGENCIES

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rM1

20 Railway Avenue S, Marwayne , Alberta T0B 2X0

Transaction Type

For Sale

Zoning

Commercial

Structure Type

Industrial

Legal Plan 8123040

Lot Size (Sq. Ft.)

48787

Cooling Central Air

Direct Access

Access to Property

Reports None

Title

Fee Simple

Subdivision Marwayne

Property Type Commercial

Building Area (Sq. Ft.)

2788.00

Lot Size (Acres)

1.12

Heating

Overhead Heater(s), Floor Furnace

Inclusions Sump

Days On Market

278

Year Built

2002

Property Sub Type

Industrial

Building Area (Sq. M.)

259.01

Construction Type

Mixed,Other,Wood Frame

Commercial Amenities

Floor Drain(s)/Grease Trap(s), Parking-

Extra.Storefront

Restrictions None Known

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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