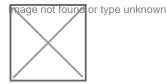


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4905 57 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationTwo Hills, Alberta

Listing ID: 28923

MLS ID: A2176338

\$520,000



△ PAUL CORBIERE

Real Estate Centre - Vermilion

 $^{\ }$ 4905 57 Ave , Two Hills , Alberta T0B 4K0

Transaction Type

For Sale

Days On Market

425

Zoning

Industrial Heavy (IH)

Subdivision

Structure Type

NONE

Building Type

Manufacturing, Mixed Use, See Remarks

Year Built 1980

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

Mixed Use

7922724

Building Area (Sq. Ft.)

8260.00

Building Area (Sq. M.)

767.37

Construction Type

Concrete, Metal Frame, Metal Siding

,Mixed

Roof Metal Foundation

Inclusions

Poured Concrete, Wood

Heating

Boiler, Ceiling, Combination, Natural Gas

Paved Road

Access to Property

N/A

Restrictions

Reports Call Lister None

Multiple use fully fenced 3.16 acre Commercial Property with combined 8,260 sq ft of interior heated space. Three key buildings include main 4 Bay Shop with 4,100 sq ft of workspace, including 1 drive thru bay in east end addition and a Parts/Tool area at west end with coffee room space on partial 2nd floor that also houses 2 new boilers. 2nd Shop has a bright & heated work space in a 40' x 80' metal quonset with overhead doors at both ends, and has 600 volts of ample power for welding, etc. Unique door openers on cylinders allow for maximum clearance. 3rd building is a comfortable 24' x 40' Office Building that has a large open reception/retail area, plus 2 offices, kitchen and 4pc bathroom. Overall property can serve numerous purposes from retail to equipment repairs, autobody, manufacturing, construction, trucking, storage, etc. Large multi faceted parcel is ready to help start a new business or meet your existing expansion needs. Have a good look, it has plenty to offer and is well located in an affordable growing community.

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