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## 4905 57 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Two Hills, Alberta


**Listing ID:**  
28923


**MLS ID:**  
A2176338

**\$520,000**



 **PAUL CORBIERE**

 Real Estate Centre - Vermilion

 4905 57 Ave , Two Hills , Alberta T0B 4K0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 303	<b>Zoning</b> Industrial Heavy (IH)
<b>Subdivision</b> NONE	<b>Building Type</b> Manufacturing,Mixed Use,See Remarks	<b>Year Built</b> 1980
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 7922724	<b>Building Area (Sq. Ft.)</b> 8260.00	<b>Building Area (Sq. M.)</b> 767.37
<b>Construction Type</b> Concrete,Metal Frame,Metal Siding ,Mixed	<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete,Wood
<b>Heating</b> Boiler,Ceiling,Combination,Natural Gas	<b>Access to Property</b> Paved Road	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> 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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