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1006 2 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Dunmore, Alberta

Listing ID:
29003


MLS ID:
A2179683

\$499,900



 **KIRBY CHISHOLM**
 (403) 529-7204

 **RIVER STREET REAL ESTATE**
 403-527-4000

 1006 2 Avenue , Dunmore , Alberta T1B 0H3

Transaction Type

For Sale

Days On Market

225

Zoning

HC

Subdivision

Dunmore Industrial

Year Built

1980

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

351V

Building Area (Sq. Ft.)

3530.00

Building Area (Sq. M.)

327.95

Lot Size (Sq. Ft.)

34914

Lot Size (Acres)

0.80

Inclusions

N/A

Restrictions

None Known

Reports

Title Insurance

Located along the highly traveled Trans-Canada Highway, this property offers unparalleled visibility and accessibility for both local and passing traffic. This prime location will give your business the exposure it needs to thrive. The property offers two functional buildings with a combination of office, workshop and storage space. With secure fenced yards and flexible layouts it's a fantastic opportunity for business seeking operational space with income generating potential. Whether you are looking to expand your current operations, start a new venture, or invest in a property with dual income streams, this property is the perfect solution. The Property comprises of the 1939 sqft main building with the office, good size workshop with a 12'overhead door, 2 bathrooms, staff room and with storage up in the mezzanine above the office. Building 2 is a 1592 sqft metal shell with a 14' overhead door with a separate man door, a dirt floor, it's a great building for vehicle or machinery storage. Both buildings come with a secured chain link fenced yard with separate gated entrances.

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