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4848 54 AVENUE AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Eckville, Alberta



Listing ID:
29305


MLS ID:
A2189815

\$459,800



 **KEVIN LAPP**
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 4848 54 Avenue Avenue , Eckville , Alberta T0M 0X0

Transaction Type For Sale	Title Fee Simple	Days On Market 140
Zoning C2	Subdivision NONE	Year Built 2015
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2063NY	Building Area (Sq. Ft.) 2880.00	Building Area (Sq. M.) 267.56
Heating Natural Gas,Radiant	Inclusions Ceiling Fan	Restrictions None Known
Reports Building Plans,Title		

This industrial shop in Eckville, Alberta, is ideal for businesses looking to establish or expand operations. This 2880 sqft property is zoned C2, making it suitable for various commercial uses. The street front entrance leads to a 32x30 showroom with a reception desk, providing a practical space to welcome clients. Above the showroom, the mezzanine level includes two large offices and a storage room, offering ample administrative space. The shop area is a 32x60 work area with radiant heat, ensuring a comfortable working environment. At the rear of the property, two 14 ft overhead doors allow for easy access for large equipment and deliveries. Additional storage is available with a parts room that includes a mezzanine for extra space. Two main floor washrooms add to the convenience for both staff and customers. Previously used as a small engine repair shop, this property is suitable for similar businesses or those looking to expand existing operations. The location provides easy access to local amenities and transportation routes, making it convenient for both customers and suppliers. This industrial shop offers practical space and essential features for various business needs. Secure this opportunity in Eckville, Alberta, for your business growth.

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