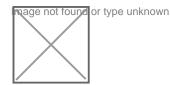


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MIXED FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location Warburg, Alberta Listing ID: 29666

MLS ID: A2199805

\$335,000



△ DARCY POWLIK

2 (780) 986-2900

RE/MAX Real Estate (Edmonton)

3 780-986-2900

5004 51 Street , Warburg , Alberta T0C 2T0

Transaction Type

For Sale

Zoning

Commercial

Year Built 1978

Industrial

Property Sub Type

Building Area (Sq. M.) 301.00

Restrictions None Known **Days On Market**

117

Subdivision

NONE

Structure Type

Industrial

Legal Plan 2478EO

Access to Property

Direct Access

Reports

None

Business Type

Mixed

Building Type

Free-Standing, Office Building, Retail

Property Type

Commercial

Building Area (Sq. Ft.)

3240.00

Inclusions

N/A

3240 sq/ft Commercial Building just off the main road in Warburg. Lots of upgrades in 2022-2023 including Metal Roof, Evestroughs, Facia, Front Siding, Electrical, Plumbing, Offices, Bathrooms, Heaters, Overhead Doors, Front Doors, Most Windows, Shutters, Insulation, Framing, and More! Split into two parts but a third shop in the back could be resurrected. The South part of the building contains a work space that is fully finished with epoxy coated floors, vinyl wrapped drywall, and an Overhead Door. The Reception space in the front is fully finished with vinyl plank flooring, vinyl wrapped drywall, office with a sink, and a 2 piece bathroom. The North Part of the building has a similar layout with the back work space having a cement floor, heat, water, and overhead door, while the front also has a fully finished reception space with an office, and 2 piece bathroom. The 83'x71' Compound is fenced with a gate providing access to the whole back of the building and overhead doors. Side and Back Lane access

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