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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**
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 5004 51 Street , Warburg , Alberta T0C 2T0

Transaction Type For Sale	Days On Market 117	Business Type Mixed
Zoning Commercial	Subdivision NONE	Building Type Free-Standing,Office Building,Retail
Year Built 1978	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 2478EO	Building Area (Sq. Ft.) 3240.00
Building Area (Sq. M.) 301.00	Access to Property Direct Access	Inclusions N/A
Restrictions None Known	Reports None	

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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