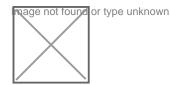


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5116 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationMeeting Creek, Alberta

Listing ID: 29880

MLS ID: A2204075

\$329,000



△ GLENDA STRAUSS

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RE/MAX Real Estate (Edmonton) Ltd.

2 780-672-7474

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5116 51 Avenue , Meeting Creek , Alberta $\,$ T0B 2Z0 $\,$

Transaction Type

For Sale

Title

Fee Simple

Days On Market

103

Zoning

Commercial

Subdivision

Meeting Creek

Structure Type

Building Type Warehouse

Year Built

2003

Property Type

Warehouse

Commercial

Property Sub Type

Warehouse

Legal Plan

6377MC

Building Area (Sq. Ft.)

6240.00

Building Area (Sq. M.)

579.71

Lot Size (Sq. Ft.)

30000

Lot Size (Acres)

0.69

Construction Type

Boiler, In Floor, Natural Gas

Metal Siding

Roof Metal Foundation Piling(s), Slab

Heating

Access to Property

Gravel Road

Inclusions

Compressor, 4000 gallon Water Tank in

NW corner of shop

Restrictions Utility Right Of Way Reports

Plot Plan, Title

Welcome to Meeting Creek ... the "Hub of the Farming Community" just 1/2 hour south of Camrose. This 6240 sq ft building offers 3 mezzanines (providing lots of storage), 2 offices, 1.5 baths and also houses a local store ... and if possible, the renter who runs it, would love to stay on. You'll want to know that this building has 8" walls, 18' ceiling height and offers a 18'Wx16'H overhead door. There are two 7,000 gallon tanks under the floor. The one on the East side of the building has had potable water in it, and the West one has rain water collected in it from eavestroughs around the perimeter of the building. Then the water is pumped into the 4000 gallon tank in the NW corner of the shop, is filtered and chlorinated for use in the building. There's in-floor heat as well as an overhead heater. Ample parking at the front of the building makes it perfect for customers. Bring your ideas to this neat property in Meeting Creek!

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