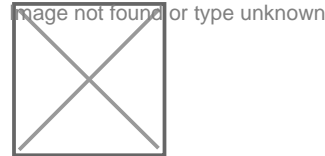


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 420 3RD AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Three Hills, Alberta



**Listing ID:**  
29956


**MLS ID:**  
A2205607

**\$369,000**



 **CHARLOTTE HOGARTH**  
 (403) 994-0055

 Century 21 Bravo Realty  
 403-556-4000

 420 3rd Avenue W, Three Hills , Alberta T0M 2N0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 117	<b>Zoning</b> I1 - Industrial General D
<b>Subdivision</b> NONE	<b>Year Built</b> 2002	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8311549
<b>Building Area (Sq. Ft.)</b> 1560.00	<b>Building Area (Sq. M.)</b> 144.93	<b>Lot Size (Sq. Ft.)</b> 21743
<b>Lot Size (Acres)</b> 0.50	<b>Heating</b> In Floor,Overhead Heater(s)	<b>Commercial Amenities</b> Outside Storage,Parking-Extra,Storage
<b>Access to Property</b> Gravel Road,Public	<b>Inclusions</b> 3 Storage Sheds, Desk, Garage Door Openers with Remotes	<b>Restrictions</b> Utility Right Of Way
<b>Reports</b> Title		

Located in a prime industrial area, this well-maintained property offers an ideal range for commercial uses. The property features excellent drainage from the NE to SW with compacted gravel surfaces, ensuring a solid foundation for any operation. Fully fenced yard with chain-link fencing and gated access, the premises offer a secure environment for any business. The main shop, originally constructed in 2002 with an addition in 2007, spans 30 x 52 feet. This building is designed with a metal clad roof and siding for low maintenance care. The shop includes triple-glazed windows for energy efficiency and natural lighting, a 10-foot overhead door at the rear for convenient access, and a 2-piece bathroom for staff and client comfort. The secondary structure, built in 2012, provides additional storage, workspace or separate bays. At 26 x 40 feet, this building offers a metal-clad roof and siding, with three separate bays, each equipped with 12-foot overhead doors for easy access and overhead heaters for climate control. Whether used for warehousing, light manufacturing, or other purposes, this building provides a versatile space for various operations. The property offers an abundance of storage space, with room for large equipment, materials, and vehicles. Additionally, there is plenty of parking space available, accommodating a high volume of vehicles or equipment. With its well-maintained buildings, secure perimeter, and flexible layout, this industrial property is a fantastic opportunity for businesses looking to expand or establish a base of operations.

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