

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.

SERVICE ROAD * NW #508 & 608 FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Milk River, Alberta



Listing ID:
30436


MLS ID:
A2218076

\$997,500



 **HELEEN JACOBSEN**
 (403) 317-0860

 Real Estate Centre
 587-220-7500

 Service Road * NW #508 & 608 , Milk River , Alberta T0K 1M0

Transaction Type

For Sale

Days On Market

67

Zoning

Light Industrial

Subdivision

NONE

Year Built

1974

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

7510763

Building Area (Sq. Ft.)

10400.00

Building Area (Sq. M.)

966.18

Lot Size (Sq. Ft.)

313632

Lot Size (Acres)

7.20

Inclusions

Parts shelves, desks, Air compressor, vice-10 inch, Pressure Washer, sea cans and sign posts(3 big ones with the signs out front)

Restrictions

None Known

Reports

Aerial Photos

This impressive 10,400 sq ft mixed-use commercial building is strategically located along Highway 4, just 30 minutes from the U.S. border, offering exceptional visibility and accessibility for a variety of business ventures. Whether you're in trucking, automotive, agriculture, welding, or sales and service, this property delivers the space and flexibility you need. The heated shop spans over 5,600 sq ft and includes a large wash bay with floor drains, two oversized bay doors, and a convenient drive-through layout: ideal for semi-truck access. A mezzanine level offers extensive storage, loading access, additional rooms, and two private offices. Inside the main building, you'll find a spacious showroom and a total of 10 offices, providing plenty of room for administration, customer service, or retail displays. Set on a massive 7.2 acre lot, there's ample space for parking, outdoor storage, future expansion, or development. The potential here is as vast as the land itself.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.