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#2, 232051 TWP RD 920 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Rural Northern Lights, County Of, Alberta



Listing ID:
30883


MLS ID:
A2228377

\$300,000



 **SHARON HOLMES**
 (780) 836-6024

 RE/MAX Grande Prairie
 780-538-4747

 #2, 232051 TWP RD 920 , Rural Northern Lights, County Of , Alberta T0H 2M0

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|-----------------------------------------|-------------------------------------|-------------------------------------------|
| Transaction Type For Sale | Title Fee Simple | Days On Market 60 |
| Zoning AP | Subdivision NONE | Nearest Town Manning |
| Year Built 2013 | Structure Type Industrial | Property Type Commercial |
| Property Sub Type Industrial | Legal Plan 0826121 | Building Area (Sq. Ft.) 2320.00 |
| Building Area (Sq. M.) 215.53 | Lot Size (Sq. Ft.) 119354 | Lot Size (Acres) 2.74 |
| Foundation Poured Concrete | Inclusions N/A | Restrictions None Known |
| Reports Appraisal | | |

This 2320 sq. ft. One Bay Industrial Building with 2 piece washroom, utility area and mezzanine located 0.5 km northeast of the Town of Manning is perfect for the start up of a small business or just a property to store all your extra atv's and rv units. This 40 x 50 shop is metal clad walls and roof both interior and exterior. There is poured concrete with central drain sump and in floor radiant hot water. The windows are PVC double glazed and 200 amp electricity is available and designed to adequately service the needs of the building and fluorescent lighting. There is a 14 x 20 ft wide, insulated metal overhead door with powered opener and two walk-in doors. Gravel parking is available along the front of the shop.

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