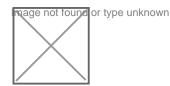


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4512 50 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Sedgewick, Alberta

Listing ID: 31027

MLS ID: A2152115

\$300,000



ANGELINE ROLF

**2** (780) 678-6252

Coldwell Banker Battle River Realty

**2** 780-672-7761

4512 50 Street , Sedgewick , Alberta T0B 4C0

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

330

Zoning

LIB

Subdivision

Sedgewick

**Building Type** 

Manufacturing,Office Building,Warehouse

Year Built

1981

Structure Type

Industrial

Property Type

Commercial

**Property Sub Type** 

Industrial

Legal Plan

4816TR

Building Area (Sq. Ft.)

8850.00

Building Area (Sq. M.)

822.19

Inclusions

None

Restrictions
None Known

Reports

RPR.Title

VALUE!!! VALUE!!! VALUE!!! This incredible lot with shop and several outbuildings could be the prefect opportunity for welders, fabricators, machinists, mechanics, construction, pipelining and more! The main shop has two large work bays with overhead doors for large machinery. In the shop to the rear of the property are some large air compressors and a 5.5 Ton crane. The front portion of the shop contains a store-front area with two offices and file storage and the upper floor has two large storage rooms and two offices. With the right eye and some TLC, this shop has the potential to be an asset to a business profile. The land is also perfect for machinery storage, RV Storage, Pipeline storage and more!! So many possibilities!!!

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