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## 28244 HIGHWAY 590 FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Rural Red Deer County, Alberta

**Listing ID:**  
31081

**MLS ID:**  
A2234033

**\$3,399,000**



 **CAMERON TOMALTY**  
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 28244 Highway 590 , Rural Red Deer County , Alberta T4G 0E6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 331	<b>Zoning</b> AG
<b>Subdivision</b> NONE	<b>Nearest Town</b> Innisfail	<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> 9622770	<b>Building Area (Sq. Ft.)</b> 12500.00	<b>Building Area (Sq. M.)</b> 1161.28
<b>Lot Size (Sq. Ft.)</b> 1393920	<b>Lot Size (Acres)</b> 32.00	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

Excellent opportunity to live where you work! Located on 32 acres, this property features both a 12,500 SF industrial shop, as well as a 2,998 SF house. The shop features a 700 SF office space with one office, a lunchroom, and one washroom. The main shop area has a parts room, it's own washroom, a 625 SF storage mezzanine, an oil change trench with collector system, as well as (7) 14' x 16' overhead doors - 3 of which create drive thru bays. There is also a wash bay with (2) 14' x 16' overhead doors that create a 4th drive thru bay, and a separate shop space with (1) 14' x 16' overhead door. Additionally, there is 2,500 SF of cold storage with two overhead doors. The shop has in floor heating throughout and ample yard space, as well as a new hot water heater, furnace, and boiler (2025). The beautifully maintained house offers 4,300 SF of functional and inviting living space over 3 floors (basement, main floor, and second floor). Designed for comfort and flexibility, it features a front office with built-in shelving, a formal dining room, an open concept kitchen with a breakfast nook, walk-in pantry, and raised breakfast bar, a large family room with a fireplace, a mudroom with washer & dryer and access to a two car garage, as well as one washroom on the main floor. The second floor includes 3 bedrooms, a full 3-piece washroom, and a primary bedroom with a 5-piece en-suite, a walk-in closet, and a sitting area. The basement features a large open family room, a full 3-piece washroom, a secondary living room with space to construct another bedroom, and a furnace room with cold storage. Enjoy the privacy of the property with a large driveway, a front partial wrap-around deck, a large back deck off the main family room, a fire pit, and ample yard space including a fenced pasture for a hobby farm. The property offers excellent access to Highway 2 and is just minutes away from the Town of Innisfail.

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