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## 4212 40 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Valleyview, Alberta

**Listing ID:**  
31179


**MLS ID:**  
A2235825

**\$899,900**



 **TIM BLAKE**  
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 4212 40 Avenue , Valleyview , Alberta T0H3N0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> IG
<b>Subdivision</b> NONE	<b>Year Built</b> 2009	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0720690
<b>Building Area (Sq. Ft.)</b> 7300.00	<b>Building Area (Sq. M.)</b> 678.19	<b>Lot Size (Sq. Ft.)</b> 71002
<b>Lot Size (Acres)</b> 1.63	<b>Roof</b> Metal	<b>Electric</b> 200 Amp Service,Single Phase
<b>Cooling</b> None	<b>Heating</b> Combination,In Floor,Forced Air,Natural Gas	<b>Inclusions</b> Compressor , pressure washer, 2 powered seacans
<b>Restrictions</b> None Known	<b>Reports</b> None	

7 bay shop on a fully fenced 1.63 acre yard for a fraction of replacement cost! All bays are 50' deep and have 14' x 16' powered overhead doors. There are sumps in all bays and also has a dedicated wash bay complete with a high end pressure washer. There is a large compressor with lines run in shop. Shop has a combination of in-floor heat and forced air, 200 amp service and multiple welding plugs as well as its own bathroom. There are also 2 seacans in yard with power. The yard fence has plenty of power outlets along it. Office features nice reception, storage, 2 private offices, board / lunchroom and it's own office bathroom. Building has town water and sewer. Not ready to buy? Also for lease or Rent to own MLS # A2235820

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