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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**
 (780) 897-8847

 RE/MAX Grande Prairie
 780-538-4747

 4212 40 Avenue , Valleyview , Alberta T0H3N0

Transaction Type

For Sale

Days On Market

62

Zoning

IG

Subdivision

NONE

Year Built

2009

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0720690

Building Area (Sq. Ft.)

7300.00

Building Area (Sq. M.)

678.19

Lot Size (Sq. Ft.)

71002

Lot Size (Acres)

1.63

Roof

Metal

Electric

200 Amp Service,Single Phase

Cooling

None

Heating

Combination,In Floor,Forced Air,Natural Gas

Inclusions

Compressor , pressure washer, 2 powered seacans

Restrictions

None Known

Reports

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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