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2047 TWP RD 495 A FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Telfordville, Alberta


Listing ID:
31271

MLS ID:
A2238010

\$999,000



 **DARCY POWLIK**
 (780) 986-2900

 RE/MAX Real Estate (Edmonton)
 780-986-2900

 2047 TWP RD 495 A , Telfordville , Alberta T0C 2P0

Transaction Type For Sale	Title Fee Simple	Days On Market 3
Zoning Mixed	Subdivision Telfordville	Nearest Town Telfordville
Building Type Free-Standing,Mixed Use,See Remarks	Year Built 1997	Structure Type Office
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 4000.00
Building Area (Sq. M.) 371.61	Lot Size (Sq. Ft.) 1529827	Lot Size (Acres) 35.12
Construction Type Metal Frame	Inclusions N/A	Restrictions None Known
Reports None		

Great opportunity to live and have your business on the same Property! Beautiful private setting with trees, a creek and all located on pavement. This 35.12 acres hosts a 1506 sq/ft house with a 20x28 attached garage with a creek behind it and sheltered from the industrial yard. The graveled industrial yard is set up to move right in. On it is a 50x29 heated and insulated quonset with power and a cement floor. A 40x80 Fully finished Shop metal clad inside and out with 2 overhead doors (12x14 and 16x14), heated, insulated, power, mezzanine, 3pc bathroom, with offices and lunch room in the front. A 50x80 drive through shop (18x14 doors) with power, heat, fully insulated with a mezzanine, spray booth, and office with two more overhead doors off the side. This beautiful property has extra room to expand your business or keep it the way it is.

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