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## 2047 TWP RD 495 A FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rural Leduc County, Alberta



**Listing ID:**  
31271


**MLS ID:**  
A2238010

**\$939,000**



 **DARCY POWLIK**  
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 2047 TWP RD 495 A , Rural Leduc County , Alberta T0C 2P0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 148
<b>Zoning</b> Mixed	<b>Subdivision</b> NONE	<b>Nearest Town</b> Telfordville
<b>Building Type</b> Free-Standing,Mixed Use,See Remarks	<b>Year Built</b> 1997	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 4000.00
<b>Building Area (Sq. M.)</b> 371.61	<b>Lot Size (Sq. Ft.)</b> 1529827	<b>Lot Size (Acres)</b> 35.12
<b>Construction Type</b> Metal Frame	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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 1465.73 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 cladded 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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