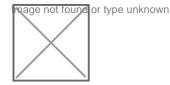


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2047 TWP RD 495 A FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationRural Leduc County, Alberta

Listing ID: 31271 **MLS ID:** A2238010

\$939,000



△ DARCY POWLIK

(780) 986-2900

□ RE/MAX Real Estate (Edmonton)

2 780-986-2900

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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

148

Zoning

Mixed

Subdivision

NONE

Nearest Town
Telfordville

Building Type

Free-Standing, Mixed Use, See Remarks

Year Built 1997 Structure Type
Office

Property Type Commercial

Dramantis Tima

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

S

RestrictionsNone 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 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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