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## 5615 RAILWAY AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Boyle, Alberta



**Listing ID:**  
31539


**MLS ID:**  
A2244288

**\$149,500**



 **PAMELA ERGANG**  
 (780) 689-6856

 **3% REALTY PROGRESS**  
 780-675-3332

 5615 Railway Avenue , Boyle , Alberta T0A 0M0

**Transaction Type**

For Sale

**Days On Market**

63

**Zoning**

C

**Subdivision**

Boyle

**Year Built**

1956

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

8123224

**Building Area (Sq. Ft.)**

2018.00

**Building Area (Sq. M.)**

187.48

**Inclusions**

negotiable

**Restrictions**

None Known

**Reports**

None

Excellent visibility in a prime location. With over 2000 sq ft on the main level, this building offers the room and flexibility to turn your imagination into reality. Main office space is 964 sq ft, and could be completely customized to suit your needs. Shop side is 1054 sq ft of wide open work space , with 11 ft high ceiling, 10 ft high x 11.7 ft wide door. Above the office there's a suite that was livable, but hasn't been used in years. Only access at this time is through the attic hatch, the stairs were removed many years ago. Foundation is concrete slab, exterior is wrapped in metal siding, making this a very easy to maintain building. For many years this was the home of a beloved vet clinic, and still has the potential for animal care. It could also make an excellent office space, animal grooming and boarding, shop/mechanic space, vehicle detailing, the possibilities are endless for what you could bring to this growing community.

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