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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**
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 **3% Realty Progress**
 780-675-3332

 **5615 Railway Avenue , Boyle , Alberta T0A 0M0**

Transaction Type	Days On Market	Zoning
For Sale	185	C
Subdivision	Year Built	Structure Type
Boyle	1956	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	8123224
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
2018.00	187.48	negotiable
Restrictions	Reports	
None Known	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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