

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4848 54 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Eckville, Alberta

Listing ID:
31801

MLS ID:
A2250290

\$479,900



 **KEVIN LAPP**
 (403) 887-1237

 eXp Realty - Sylvan Lake
 403-887-1237

 4848 54 Avenue , Eckville , Alberta T0M 0X0

Transaction Type For Sale	Days On Market 271	Zoning C2
Subdivision NONE	Building Type Mixed Use	Year Built 2015
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2063NY	Building Area (Sq. Ft.) 2880.00	Building Area (Sq. M.) 267.56
Inclusions N/A	Restrictions None Known	Reports Building Plans,RPR

This industrial shop in Eckville, Alberta, is ideal for businesses looking to establish or expand operations. This 2880 sqft property is zoned C2, making it suitable for various commercial uses. The street front entrance leads to a 32x30 showroom with a reception desk, providing a practical space to welcome clients. Above the showroom, the mezzanine level includes two large offices and a storage room, offering ample administrative space. The shop area is a 32x60 work area with radiant heat, ensuring a comfortable working environment. At the rear of the property, two 14 ft overhead doors allow for easy access for large equipment and deliveries. Additional storage is available with a parts room that includes a mezzanine for extra space. Two main floor washrooms add to the convenience for both staff and customers. Previously used as a small engine repair shop, this property is suitable for similar businesses or those looking to expand existing operations. The location provides easy access to local amenities and transportation routes, making it convenient for both customers and suppliers. This industrial shop offers practical space and essential features for various business needs. Secure this opportunity in Eckville, Alberta, for your business growth. Owner is open to securing a two-year lease at fair market rates, making this an excellent option for those considering a short-term hold.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.