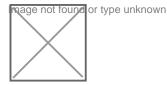


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3208 52 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Innisfail, Alberta Listing ID: 31827

MLS ID: A2249038

\$875,000



△ DON SACKETT

- **(403)** 650-0316
- □ REMAX ACA Realty
- **403-946-5657**
- 3208 52 Avenue , Innisfail , Alberta T4G1E2

Transaction Type

For Sale

Days On Market

126

Zoning

HWY-C

Subdivision

NONE

Building Type

See Remarks

Year Built

1998

Structure Type

Mixed Use

Property Sub Type Property Type Commercial

Mixed Use

Legal Plan

9122324

Building Area (Sq. Ft.)

3200.00

Building Area (Sq. M.)

297.29

Lot Size (Sq. Ft.)

54885

Lot Size (Acres)

1.26

Construction Type

ICFs (Insulated Concrete Forms)

Roof Metal

Foundation Heating

Poured Concrete Natural Gas, Radiant, See Remarks

Access to Property

Accessible to Major Traffic Route, See

Remarks

Inclusions

N/A

Restrictions

None Known

Reports

None

Prime commercial opportunity in South Innisfail with excellent visibility from Highway 2! Situated on 1.26 securely fenced acres, this 40 x 80 custom-built facility offers both functionality and exposure. Features include a 14' x 38' office/reception area, a 38' x 63' heated shop with three 12' x 14' overhead doors, and 16' ceilings for easy access. Additional storage is available with a 14' x 38' mezzanine area.

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