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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**
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 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 Type Commercial	Property Sub Type 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 Poured Concrete	Heating 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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