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## 3208 52 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Innisfail, Alberta Listing ID:

31827 A2249038

MLS ID:

\$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** 

61

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.)

Building Area (Sq. M.)

3200.00

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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