

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.

## 24 RAILWAY AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Erskine, Alberta



**Listing ID:**  
31875


**MLS ID:**  
A2252164

**\$339,000**



 **TERRY CHESLA**  
 (403) 742-7626

 **RE/MAX 1st Choice Realty**  
 403-742-6747

 24 Railway Avenue , Erskine , Alberta T0C 1C0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 23	<b>Zoning</b> Hamlet Commercial
<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing	<b>Year Built</b> 2002
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> RN70	<b>Building Area (Sq. Ft.)</b> 4000.00	<b>Building Area (Sq. M.)</b> 371.61
<b>Construction Type</b> Metal Siding	<b>Roof</b> Metal	<b>Heating</b> In Floor
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Looking for the perfect location to run your business or expand your investment portfolio? This commercial property in Erskine, Alberta, offers everything you need to move in and get to work. Situated directly on busy Highway 12, the site provides excellent visibility and easy access for your customers. With commercial zoning, the building's design allows for a wide range of business uses, making it ideal for owners or tenants in automotive and marine, trades, retail, storage, or service industries. Built in 2002, the 4000 sq ft building is constructed with durable aluminum siding and roof, featuring a large, flexible shop space with an overhead door and in floor heat. The building includes an entrance, separate office spaces, and a bathroom. The whole property is 0.77 acres, with a fully fenced storage yard and gate, providing room for storage, equipment, or vehicles. In addition, there is plenty of off-street parking in front of the building, providing convenience and accessibility for customers and staff. Erskine is just a 10 minute drive to Stettler, 12 minutes to Buffalo Lake and its many communities, and a 45 minute commute to Red Deer, making this property well-positioned to attract both local and regional business. This is an excellent opportunity to secure a high-visibility property with long-term value and diverse leasing potential in the heart of Central Alberta!

**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.