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## **4303 AND 4301 49 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Innisfail, Alberta Listing ID: 32170

MLS ID: A2257752

\$395,000



△ DEREK AUSTIN

(403) 597-2871

□ Century 21 Advantage

**403-346-0021** 

rP.

4303 And 4301 49 Street , Innisfail , Alberta T4G 1S6

**Transaction Type** 

For Sale

Subdivision

Eastgate

Structure Type

Mixed Use

Legal Plan

8020843

Lot Size (Sq. Ft.)

17997

Roof Metal

Heating

High Efficiency, In Floor, Forced

Air, Natural Gas

**Access to Property** 

Direct Access, Major Shopping

Nearby, Paved Road

Reports

Floor Plans, Survey Plan

**Days On Market** 

62

**Building Type** Free-Standing

**Property Type** Commercial

Building Area (Sq. Ft.)

1820.00

Lot Size (Acres)

0.41

**Foundation Poured Concrete** 

Lot Features

Irregular Lot, Landscaped

Inclusions

Security system control pad system, camera and sensor as is

HWY-C

Zoning

Year Built 1979

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

169.08

**Construction Type** 

See Remarks

Cooling

Central Air

**Commercial Amenities** 

Parking-Extra

Restrictions

None Known

Multiple uses for this Great Stand Alone Concrete block Building with 1820 +/- sq.ft. of floor space . HWY-C zoning . The ability to Expand at this location is Exceptional as it includes TWO LOTS (separate titles) which gives you around 17990 sq.ft of space to expand the building or outdoor storage. This solid concrete building with metal roof is also low maintenance. The Building interior is bright ,good amount of windows, and has a fairly open design, should be easy to open up more or create more rooms. It was a daycare and a Salon in the past . There are Laundry hook ups , numerous water lines and drain connections . Floor is concrete ,has two bathrooms, plus another sink at the back. A portion of the back of the building was a garage, it was turned in to another office but looks like it would be easy to put a garage door back in. High efficient furnace, Central Air conditioning, large Hot water tank, large electrical panel. Great location, as its easy to find, being just behind the CO-OP mall and in view of a few well known restaurants (A&W, MacDonald's) with very easy access to Highway 2A as well as the QE II. Advertising to traffic on 2A is possible. No problem with parking, lots of space in front, beside and behind the building and the second lot is totally open. Quick possession , get in and start running your business before the snow flies . New Phase 1 environmental report is on file and New RPR will be ready in a week or so.

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