

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.

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

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

Transaction Type For Sale	Days On Market 1	Zoning HWY-C
Subdivision Eastgate	Building Type Free-Standing	Year Built 1979
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 8020843	Building Area (Sq. Ft.) 1820.00	Building Area (Sq. M.) 169.08
Lot Size (Sq. Ft.) 17997	Lot Size (Acres) 0.41	Construction Type See Remarks
Roof Metal	Foundation Poured Concrete	Cooling Central Air
Heating High Efficiency,In Floor,Forced Air,Natural Gas	Lot Features Irregular Lot,Landscaped	Commercial Amenities Parking-Extra
Access to Property Direct Access,Major Shopping Nearby,Paved Road	Inclusions Security system control pad system , camera and sensor as is	Restrictions None Known
Reports Floor Plans,Survey Plan		

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 .

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.