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10017 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Sexsmith, Alberta



Listing ID:
32340

MLS ID:
A2261245

\$219,900



 **CORD SPERO**
 (780) 832-5880

 RE/MAX Grande Prairie
 780-538-4747

 10017 100 Street , Sexsmith , Alberta T0H 3C0

Transaction Type

For Sale

Days On Market

1

Zoning

C-1

Subdivision

NONE

Year Built

1980

Structure Type

Other

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1125636

Building Area (Sq. Ft.)

1584.00

Building Area (Sq. M.)

147.16

Inclusions

Garage Door Opener, Garage Heater

Restrictions

None Known

Reports

None

Prime commercial zoned lot featuring a spacious 36' x 44' heated shop, ideal for a variety of business or storage uses. The shop is equipped with two 13 foot overhead doors, offering excellent access for large vehicles or equipment. The fully fenced yard provides security and privacy, and includes an additional shed for extra storage. This property is a rare opportunity for investors or owner-operators looking to expand. Neighbouring the lot is a fully developed 1,278 sq. ft. bungalow home with in-law suite, which is also available for purchase. This property is perfect for live/work arrangements or rental income. Explore the potential of this versatile and well located property right down town in Sexsmith today!

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