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## **11816 95 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** High Level, Alberta Listing ID: 32677

MLS ID: A2267295

\$460,000



**△** EVA KRAHN-RICHMOND

**(780)** 841-5879

RE/MAX Grande Prairie

**2** 780-538-4747

11816 95 Street , High Level , Alberta T0H 1Z0

**Transaction Type** 

For Sale

Subdivision

NONE

Property Type

Commercial

Building Area (Sq. Ft.)

4800.00

Lot Size (Acres)

1.44

**Reports** None **Days On Market** 

1

Year Built

2000

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

445.93

Inclusions

Air Compressor and lines

Zoning

IND

Structure Type

Mixed Use

Legal Plan

4051NY

Lot Size (Sq. Ft.)

62726

Restrictions

None Known

Are you are looking for a shop above the rest? then this is the one for you! This 4 bay shop has been stick built and finished with metal clad, divided with 2 bays and a 20 x 20 office/living quarter on each side with bathrooms. There is in-floor heating as well as overhead heat with each side having separate thermostats, giving you the ability to perhaps lease one side and use the other side for your own use. The entire 1.44 acres is completely fenced giving you security and privacy with optional room and space to park all of your trucks and equipment. Looking for a great investment or space for your business? you don't need to look any further! you will be impressed...

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