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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**  
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 RE/MAX Grande Prairie  
 780-538-4747

 11816 95 Street , High Level , Alberta T0H 1Z0

**Transaction Type**

For Sale

**Days On Market**

63

**Zoning**

IND

**Subdivision**

NONE

**Year Built**

2000

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

4051NY

**Building Area (Sq. Ft.)**

4800.00

**Building Area (Sq. M.)**

445.93

**Lot Size (Sq. Ft.)**

62726

**Lot Size (Acres)**

1.44

**Inclusions**

Air Compressor and lines

**Restrictions**

None Known

**Reports**

None

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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