

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.

4906 57 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grimshaw, Alberta



Listing ID:
32761


MLS ID:
A2269132

\$680,000



 **AMBER MARCOUX**
 (780) 618-6110

 RE/MAX Northern Realty
 780-624-3844

 4906 57 Avenue , Grimshaw , Alberta T0H 1W0

Transaction Type For Sale	Days On Market 208	Zoning Not calculated
Subdivision NONE	Building Type See Remarks	Year Built 2003
Structure Type Other	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8222345	Building Area (Sq. Ft.) 8285.00	Building Area (Sq. M.) 769.70
Construction Type Metal Siding	Roof Metal	Foundation Poured Concrete
Cooling None	Heating Boiler,In Floor,Natural Gas	Inclusions N/A
Restrictions None Known	Reports None	

Shop space currently separated into 5 units which could easily be further divided or opened up depending on your needs. Bay 1 has two 14 foot high overhead doors a half bathroom, laundry hook ups and an office space. Bay 2 is a single bay with a 14 foot high overhead door, and 1/2 bath. Bay 3 also has a 14 foot high overhead door 1/2 bath and a mezzanine for additional storage. Bay 4 is currently the owners suite which has been customized to suit their needs. There are two offices in the front with shop space with an additional 14 foot door in the back. This door is 20 feet wide providing plenty of flexibility. There are several storage spaces which include a spacious mezzanine comprised of 3 rooms with two large storage spaces below. The boiler room and a 3 piece bathroom are located just off the first storage room. There second storage room has a small bay connected with a 8 foot overhead door perfect for parking small equipment and bringing in supplies. At the back of this bay there is a kitchen with a large walk in cooler. Bay 5 is a portion of Bay 4 that has been subdivided it has access to the mezzanine from an exterior stairwell as well as access from the 14x20 overhead door at the front.

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.