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20 RAILWAY AVENUE S FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Marwayne, Alberta



Listing ID:
33024


MLS ID:
A2272643

\$199,900



 **COLIN CLARKE**
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 **MUSGRAVE AGENCIES**
 780-875-9159

 20 Railway Avenue S, Marwayne , Alberta T0B 2X0

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| Transaction Type For Sale | Title Fee Simple | Days On Market 127 |
| Zoning Commercial | Subdivision Marwayne | Year Built 2002 |
| Structure Type Industrial | Property Type Commercial | Property Sub Type Industrial |
| Legal Plan 8123040 | Building Area (Sq. Ft.) 2788.00 | Building Area (Sq. M.) 259.01 |
| Lot Size (Sq. Ft.) 48787 | Lot Size (Acres) 1.12 | Construction Type Mixed,Other,Wood Frame |
| Cooling Central Air | Heating Overhead Heater(s),Floor Furnace | Commercial Amenities Floor Drain(s)/Grease Trap(s),Parking-Extra,Storefront |
| Access to Property Direct Access | Inclusions Sump | Restrictions None Known |
| Reports None | | |

Commercial Opportunity! This shop/retail building sits on 1.12 acres and located right inside Marwayne, Alberta along side Highway 897. The building is approx. 42 feet by 66 feet with a total of 2700 Square feet. Currently operated as a Car Wash this is a top tier building built in 2002, with a recent addition of a store front, commercial kitchen, office space, and bathroom facilities. This property could be the perfect space to run your business out of. The value and potential is huge with a large amount of space as well as this property is listed at a great price. Recent upgrades include furnace and central AC(5yr), Hot water tank (3yr), Top of the line RO water system for car wash quality water, flooring and paint. The building has 3 phase power suitable for high power requirements, the kitchen is commercial grade and in operation under the current business. There is a multitude of use for this property, lets see if it works for you.

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