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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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 20 Railway Avenue S, Marwayne , Alberta T0B 2X0

Transaction Type	Title	Days On Market
For Sale	Fee Simple	66
Zoning	Subdivision	Year Built
Commercial	Marwayne	2002
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
8123040	2788.00	259.01
Lot Size (Sq. Ft.)	Lot Size (Acres)	Construction Type
48787	1.12	Mixed,Other,Wood Frame
Cooling	Heating	Commercial Amenities
Central Air	Overhead Heater(s),Floor Furnace	Floor Drain(s)/Grease Trap(s),Parking-Extra,Storefront
Access to Property	Inclusions	Restrictions
Direct Access	Sump	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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