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203 1 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Irricana, Alberta

Listing ID:
33060

MLS ID:
A2273110

\$399,000



 **DANI THOMAS**
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 CIR Realty
 403-271-0600

 203 1 Avenue , Irricana , Alberta T0M1B0

Transaction Type

For Sale

Zoning

CBD

Subdivision

NONE

Building Type

See Remarks

Year Built

1979

Structure Type

Other

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

5087W

Building Area (Sq. Ft.)

2820.00

Building Area (Sq. M.)

261.98

Lot Size (Sq. Ft.)

9920

Lot Size (Acres)

0.23

Construction Type

Brick

Foundation

Block

Cooling

None

Heating

Overhead Heater(s),Natural Gas

Lot Features

Corner Lot

Access to Property

Paved Road,Public

Inclusions

See remarks. All goods included 'AS IS

Restrictions

None Known

Reports

None

Big corner lot! This building has been used as an AUTOBODY PAINT shop for years. It has a paint bay, separate area for 2500 kg hoist, mezzanine for parts, front office and 2 washrooms. Would make a great auto repair or autobody shop. An attached 16' x 37' building is large enough to add space for your projects. The main building is 60' x 40' and constructed with cinder block. There is parking in the rear for the vehicles and is fully fenced for security. 2 overhead heaters keep the shop toasty warm. Start your business today in this 2400 + 592 square foot building on its 9920 sq. foot lot (76'x130'). Zoning is CBD Central Business District - check out the permitted and discretionary uses on the Town of Irricana Land Use Bylaws.

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