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## 320 RAILWAY AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Enchant, Alberta

**Listing ID:**  
33466

**MLS ID:**  
A2277637

**\$600,000**



 **VERA VAN DER LUIT**  
 (403) 393-8838

 **Real Estate Centre**  
 587-220-7500

 320 Railway Ave , Enchant , Alberta T0K 0V0

|                               |                           |                                |
|-------------------------------|---------------------------|--------------------------------|
| <b>Transaction Type</b>       | <b>Zoning</b>             | <b>Subdivision</b>             |
| For Sale                      | Hamlet Industrial         | NONE                           |
| <b>Year Built</b>             | <b>Structure Type</b>     | <b>Property Type</b>           |
| 2022                          | Industrial                | Commercial                     |
| <b>Property Sub Type</b>      | <b>Legal Plan</b>         | <b>Building Area (Sq. Ft.)</b> |
| Industrial                    | 1810599                   | 3600.00                        |
| <b>Building Area (Sq. M.)</b> | <b>Lot Size (Sq. Ft.)</b> | <b>Lot Size (Acres)</b>        |
| 334.45                        | 32234                     | 0.74                           |
| <b>Construction Type</b>      | <b>Roof</b>               | <b>Heating</b>                 |
| Metal Siding                  | Metal                     | Space Heater                   |
| <b>Inclusions</b>             | <b>Restrictions</b>       | <b>Reports</b>                 |
| N/A                           | None Known                | Title                          |

This is a rare opportunity to own a well-equipped metal shop located in the Village of Enchant, situated on a spacious 0.74-acre lot. Offering ample space for equipment storage and truck parking, this property is ideal for a variety of commercial or industrial uses. The 3,600 square foot shop features three-phase power, a convenient two-piece bathroom, and two 14' x 14' overhead doors, allowing for easy access and accommodation of large equipment. With generous yard space and functional infrastructure already in place, this property is ready to support your business needs.

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