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## 5121 INDUSTRIAL CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Coronation, Alberta

**Listing ID:**  
33561

**MLS ID:**  
A2278848

**\$250,000**



 **BASIL NICHOLS**  
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 Sutton Landmark Realty  
 403-323-0365

 5121 Industrial Crescent , Coronation , Alberta T0C1C0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 125
<b>Zoning</b> C1	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1975	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> 7520301	<b>Building Area (Sq. Ft.)</b> 2400.00
<b>Building Area (Sq. M.)</b> 222.97	<b>Construction Type</b> Metal Frame,Metal Siding	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Heating</b> Overhead Heater(s),Forced Air,Natural Gas	<b>Access to Property</b> Direct Access
<b>Inclusions</b> NEGOTIABLE	<b>Restrictions</b> None Known	<b>Reports</b> None

Looking for a career change or an investment that has been proven for over 50 years, then this mature site maybe what you are looking for. This business known as MR Autobody has been serving Coronation and area since 1972 with the same owner, along with many apprentices who have gone through the shop, plus even more vehicles which were repaired by experienced and caring hands. The shop is a 40x60 slant wall, with metal walls and roof, cement floor, a 10x30 paint booth, mixing area and machines, all with heat and ventilation, office space and three lots with mostly fully fenced and main yard fenced with chain link.

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