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4905 57 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Two Hills, Alberta

Listing ID:
33598

MLS ID:
A2278966

\$495,000



 **PAUL CORBIERE**

 Real Estate Centre - Vermilion
 1-866-345-3414

 4905 57 Ave , Two Hills , Alberta T0B 4K0

Transaction Type For Sale	Days On Market 102	Zoning Industrial Heavy (IH)
Subdivision NONE	Building Type Manufacturing,Mixed Use,See Remarks	Year Built 1980
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Industrial
Legal Plan 7922724	Building Area (Sq. Ft.) 8260.00	Building Area (Sq. M.) 767.37
Construction Type Concrete,Metal Frame,Metal Siding ,Mixed	Roof Metal	Foundation Poured Concrete,Wood
Heating Boiler,Ceiling,Combination,Natural Gas	Access to Property Paved Road	Inclusions N/A
Restrictions Call Lister	Reports None	

Multiple use fully fenced 3.16 acre Commercial Property with combined 8,260 sq ft of interior heated space. Three key buildings include main 4 Bay Shop with 4,100 sq ft of workspace, including 1 drive thru bay in east end addition and a Parts/Tool area at west end with coffee room space on partial 2nd floor that also houses 2 new boilers. 2nd Shop has a bright & heated work space in a 40' x 80' metal quonset with overhead doors at both ends, and has 3 Phase power for welding, etc. Unique door openers on cylinders allow for maximum clearance. 3rd building is a comfortable 24' x 40' Office Building that has a large open reception/retail area, plus 2 offices, kitchen and 4pc bathroom. Overall property can serve numerous purposes from retail to equipment repairs, autobody, manufacturing, construction, trucking, storage, etc. Large multi faceted parcel is ready to help start a new business or meet your existing expansion needs. Have a good look, it has plenty to offer and is well located in an affordable growing community.

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