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414 21 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
High River, Alberta



Listing ID:
33736


MLS ID:
A2279558

\$1,277,000



 **BARRY HARVEY**
 (403) 807-7839

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 403-982-3838

 414 21 Street SE, High River , Alberta T1V 2A7

Transaction Type For Sale	Title Fee Simple	Days On Market 127
Zoning SED	Subdivision Highway Industrial Park High River	Nearest Town High River
Year Built 2005	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 8010227	Building Area (Sq. Ft.) 4200.00
Building Area (Sq. M.) 390.19	Lot Size (Sq. Ft.) 60984	Lot Size (Acres) 1.40
Parking 6	Construction Type Metal Frame	Electric Three Phase
Heating Forced Air,Radiant	Inclusions ATCO Trailer	Restrictions Call Lister
Reports None		

FOR SALE : 1.4 ACRES with a 4200 SQ FT Steel Structure building.... Fully Leased. Property FEATURES 6 - 14 ft Overhead doors allows trucks to drive through ; 3 bays each 60 ft deep ; originally the building was used as a truck and car wash ; ideal site for a potential second building, subdivision of a second lot [subject to town of High River approval];fenced yard ; gravel packed rear yard ,security fenced and good highway access. New Air Exchange system installed in 2025.

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