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47017 21 HIGHWAY FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Rural Camrose County, Alberta

Listing ID:
34073

MLS ID:
A2287422

\$1,350,000



 **COLE WALKER**
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 CIR Realty
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 47017 21 Highway , Rural Camrose County , Alberta t4v2m9

Transaction Type For Sale	Days On Market 84	Zoning m1
Subdivision Ervick Industrial	Nearest Town Camrose	Year Built 2026
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0623108	Building Area (Sq. Ft.) 8770.00	Building Area (Sq. M.) 814.75
Inclusions n/a	Restrictions None Known	Reports None

Brand new building situated on 1.81 acres available today! This impeccable new shop has been built with pride and an immense attention to detail. It features 8770 square feet, 18ft ceilings, in-floor heat(3 zones), 5' concrete foundation walls and packed gravel yard. The east side of the shop features the 40x100 bay complete with an upstairs office, bathroom with washer/dryer connections and 3-16x16 foot doors. The west side features a 20x100 bay with 2-16x16 foot doors, 20x50 welding shop with 2-12x12 foot doors, 20x20 coffee room, full bathroom, 20x20 office and larger 27x20 parts room. Needing more space? Here it is.

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