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## 11305 95 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
High Level, Alberta



**Listing ID:**  
35199


**MLS ID:**  
A2309491

**\$599,000**



 **EVA KRAHN-RICHMOND**  
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 780-538-4747

 11305 95 Street , High Level , Alberta T0H 1Z0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> Commerical
<b>Subdivision</b> NONE	<b>Year Built</b> 1997	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 5526NY
<b>Building Area (Sq. Ft.)</b> 10710.00	<b>Building Area (Sq. M.)</b> 994.98	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> Encroachment/Relaxation Agreeemnt	

WOW !! A more economical opportunity for commercial ventures seldom becomes available, but one just did. Over 10,000 sq. ft. of commercial / retail space under one roof, and a attached cold storage with 21' high ceiling . Exposure? This property is situated just off Hwy 35 behind the Boston Pizza, serving well over 20,000 people from town and surrounding communities, with one of the only access highway into the NorthWest Territories . The mezzanine is home to 2 offices and storage space . In additions, there are public washrooms and customer services work spaces. The entire lot has chain link fencing and a sliding gate for security. Perhaps you have been searching for the ideal property to start your business venture , maybe a store for the Farmers , Home Improvement or with our long winters a inside Children's play park with a party room .Whatever business venture , most definitely you will have the location and space .The potential is endless...

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