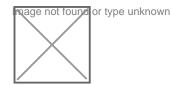


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **2 BANFF AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Rainbow Lake, Alberta

Listing ID: 18788 MLS ID: A1048164 \$149,999



SYLVIA KENNEDY

**2** (780) 926-4883

🗓 Century 21 Prime Realty (2002) Ltd.

**2** 780-926-4883

2 Banff Avenue, Rainbow Lake, Alberta T0H 2Y0

**Transaction Type** 

For Sale

**Days On Market** 

1987

Year Built

Lot Size (Acres)

2.59

Zoning Industrial

1268

Subdivision

NONE

**Structure Type** 

Industrial

**Property Type** 

Commercial

**Property Sub Type** 

Industrial

Legal Plan

8722395

Building Area (Sq. Ft.)

3500.00

Building Area (Sq. M.)

325.16

Lot Size (Sq. Ft.)

112820

**Construction Type** 

**Access to Property** 

Aluminum Siding ,Brick,Metal Frame

Roof

Metal

Lot Features Cleared,Level

Paved Road

Restrictions None Known

Heating

Overhead Heater(s), Forced Air, Natural

Reports None

Gas

A great investment opportunity in Rainbow Lake, Alberta. 3500+ sq.ft. shop, on 2.5 acres, great office building and additional cold storage buildings. The office building features 3 offices, 1/2 bath and reception area. Upgraded flooring and some furniture is included. You are going to enjoy working in your office with the sun streaming in through the large windows. The shop features an office, a mezzanine, 1/2 bath and laundry hookups so you don't have to take those coveralls home to wash.

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