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4705 55 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grimshaw, Alberta



Listing ID:
20594


MLS ID:
A2042331

\$274,999



 **ANDY GAUVREAU**
 (780) 624-1300

 Century 21 Town and Country Realty
 780-624-1300

 4705 55 Avenue , Grimshaw , Alberta T0H 1W0

Transaction Type

For Sale

Days On Market

343

Zoning

R

Subdivision

NONE

Building Type

Commercial Mix,Warehouse

Year Built

1979

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

8274ET

Building Area (Sq. Ft.)

2160.00

Building Area (Sq. M.)

200.67

Construction Type

Concrete,Metal Siding

Roof

Metal

Foundation

Poured Concrete

Cooling

None

Heating

Natural Gas,Radiant

Inclusions

NONE

Restrictions

None Known

Reports

None

The perfect shop for your business is now on the market and ready for your business. Currently operating as a plumbing and heating service company its a prime candidate for a business that operates in the trades such as its current use,, electricians, mechanics or possibly a trucking company. The building at 36 X 60 is well insulated with spray foam on the interior and comes with a concrete floor, 14 X 18 OHD, radiant tube heating and a 3/4 bathroom The sale of this property also includes 8 contiguous lots which offers a total area of 400 x 120 sq ft - well over an acre of property. Taxes are relatively inexpensive and there is main paved access off 55 Ave with a direct line to Hwy 2 or 2A plus for ease of use there is a back alley as well. If you are looking or thinking about looking for a location for your business this is a prime opportunity - the sign is up!! Call today!!

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