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9934 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
La Glace, Alberta



Listing ID:
23757


MLS ID:
A2102402

\$339,900



 **JEFFREY WARKENTIN**
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 9934 100 Avenue , La Glace , Alberta T0H 2J0

Transaction Type

For Sale

Days On Market

109

Zoning

GC

Subdivision

NONE

Building TypeCommercial Mix,Mixed Use,Retail,See
Remarks,Warehouse**Year Built**

1982

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

4069ET

Building Area (Sq. Ft.)

3360.00

Building Area (Sq. M.)

312.15

Lot Size (Sq. Ft.)

17100

Lot Size (Acres)

0.39

Construction Type

Metal Siding

Roof

Metal

Heating

Forced Air,Hot Water,Natural Gas

Inclusions

None

Restrictions

None Known

Reports

None

3,360sq.ft. shop/office for sale in the Hamlet of LaGlace, situated on a 140 x 120 lot at the intersection of HWY 59 and HWY 724. Currently set up as a multi-tenant building with a shared washroom, the front portion of the building is currently used as an office space but provides all sorts of flexibility if someone wanted to convert it into retail area or other use. The back portion of the building houses an auto repair shop with its own entrance and reception area, as well as a main 32x46 workshop area complete with 3 - 12x26 overhead doors and in-floor sumps, a 20x25 workshop area, and a 13x32 mezzanine with laundry hookup and a storage room. There is plenty of parking with off street parking on two sides of the building, as well as a large gravelled lot on the east side of the building that could also be utilized as a storage yard if fenced. This is a great opportunity for someone looking to provide automotive repair services to the LaGlace community. With a friendly farming community and an abundance of oil and gas activity in the area, there is lots of opportunity to take over and grow the current mechanic business as the owner is looking to retire and is willing to sell all the equipment and business name as well at an additional cost. The office space is currently leased but the current tenant will be vacating April 30th so you can use both units for your business or can rent out the portion you don't require. For more information about this unique opportunity, or to arrange a viewing please contact your favorite commercial real estate professional.

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