



GRASSROOTS
REALTY GROUP

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**Service Road * NW #508 & 608
Milk River, Alberta**

MLS # A2218076



\$997,500

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	10,400 sq.ft.
Zoning:	Light Industrial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	7.20 Acres
Sewer:	-	Lot Feat:	-

Inclusions: Parts shelves, desks, Air compressor, vice-10 inch, Pressure Washer, sea cans and sign posts(3 big ones with the signs out front)

This impressive 10,400 sq ft mixed-use commercial building is strategically located along Highway 4, just 30 minutes from the U.S. border, offering exceptional visibility and accessibility for a variety of business ventures. Whether you're in trucking, automotive, agriculture, welding, or sales and service, this property delivers the space and flexibility you need. The heated shop spans over 5,600 sq ft and includes a large wash bay with floor drains, two oversized bay doors, and a convenient drive-through layout: ideal for semi-truck access. A mezzanine level offers extensive storage, loading access, additional rooms, and two private offices. Inside the main building, you'll find a spacious showroom and a total of 10 offices, providing plenty of room for administration, customer service, or retail displays. Set on a massive 7.2 acre lot, there's ample space for parking, outdoor storage, future expansion, or development. The potential here is as vast as the land itself.