



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10, 5112 47 Avenue
Innisfail, Alberta

MLS # A2239425



\$10 per sq.ft.

Division: North Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Innisfail Business Plazq

Bus. Name: -

Size: 3,900 sq.ft.

Zoning: I

Heating: Forced Air, Natural Gas, Radiant, See Remarks

Floors: -

Roof: Membrane, Metal

Exterior: Brick, Concrete, Metal Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.19 Acre

Lot Feat: Back Lane, Paved

3,900 sq ft bay (900 sq ft developed mezzanine) 3,000 sq ft of shop space, serviced with a 12'x14'H OHD, 19' ceiling height heated with overhead radiant tube heating. This mixed commercial bay is located in the Innisfail business plaza with great access and ample parking. New LED Lighting, seperate Forced Air heat for the office and mezzanine portions. Two baths (one up, one down)The front room is bright and open with floor to ceiling windows with plenty of room for signage.. An affordable option when looking for a shop and commercial/ retail space in Innisfail, AB. Total asking rent (base +op costs) sits at \$3,250/ month +GST (power/ gas,Water/sewer) Don't miss this affordable option to expand your business today.