



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**3208 52 Avenue
Innisfail, Alberta**

MLS # A2249038



\$875,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,200 sq.ft.

Zoning: HWY-C

Heating: Natural Gas, Radiant, See Remarks

Floors: -

Roof: Metal

Exterior: ICFs (Insulated Concrete Forms)

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.26 Acres

Lot Feat: -

Prime commercial opportunity in South Innisfail with excellent visibility from Highway 2 ! Situated on 1.26 securely fenced acres, this 40 x 80 custom-built facility offers both functionality and exposure. Features include a 14' x 38' office/reception area, a 38' x 63' heated shop with three 12' x 14' overhead doors, and 16' ceilings for easy access. Additional storage is available with a 14' x 38' mezzanine area.