



**GRASSROOTS**  
REALTY GROUP

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**24 Railway Avenue  
Erskine, Alberta**

**MLS # A2252164**



**\$339,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	4,000 sq.ft.
<b>Zoning:</b>	Hamlet Commercial

**Heating:** In Floor

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Siding

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Looking for the perfect location to run your business or expand your investment portfolio? This commercial property in Erskine, Alberta, offers everything you need to move in and get to work. Situated directly on busy Highway 12, the site provides excellent visibility and easy access for your customers. With commercial zoning, the building's design allows for a wide range of business uses, making it ideal for owners or tenants in automotive and marine, trades, retail, storage, or service industries. Built in 2002, the 4000 sq ft building is constructed with durable aluminum siding and roof, featuring a large, flexible shop space with an overhead door and in floor heat. The building includes an entrance, separate office spaces, and a bathroom. The whole property is 0.77 acres, with a fully fenced storage yard and gate, providing room for storage, equipment, or vehicles. In addition, there is plenty of off-street parking in front of the building, providing convenience and accessibility for customers and staff. Erskine is just a 10 minute drive to Stettler, 12 minutes to Buffalo Lake and its many communities, and a 45 minute commute to Red Deer, making this property well-positioned to attract both local and regional business. This is an excellent opportunity to secure a high-visibility property with long-term value and diverse leasing potential in the heart of Central Alberta!