



GRASSROOTS
REALTY GROUP

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4931 48 Avenue
Irma, Alberta

MLS # A2259036



\$799,000

Division:	Irma
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	18,625 sq.ft.
Zoning:	Industrial

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	7.60 Acres
Lot Feat:	-

Excellent opportunity to acquire two freestanding buildings on 7.60 acres in the Village of Irma, Alberta. Ideally suited for a variety of industrial-related uses, this property offers outstanding flexibility and value. Conveniently located just off Highway 14, it provides excellent access and visibility. Improvements include a 4,625 SF building built in 2001 and a 14,000 SF building built in 2014, both with versatile layouts. With immediate possession available, this is a rare chance to secure a functional industrial property at a highly attractive price point.