



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**4211 53 StreetClose
Innisfail, Alberta**

MLS # A2263063



\$10 per sq.ft.

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 7,560 sq.ft.

Zoning: I1

Heating: Central, Natural Gas

Floors: -

Roof: Membrane

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.39 Acres

Lot Feat: -

Located in Innisfail, AB this 3.39 Acre INDUSTRIAL ZONED Shop, located on Highway 2A frontage Shop (7,560 SQ FT) & Quonset (3,200 SQ FT) , with hard-packed gravelled yard space features, flat floors great for fabrication/ manufacturing., 600 AMP-3 phase Power service. Two offices, 2 Bathrooms inside the shop space. Grade loading, w/ 12'H loading doors, 16'H Ceiling. Great yard access through the 30' gates, to the Fully fenced/ secured yard. Just over 10,700 sq ft of cold storage & Shop Space combined, ready for your business' next move.! Lease now for a starting ask price of \$7,560.00/month total rent + GST/ Utilities.