

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

4211 53 StreetClose Innisfail, Alberta

MLS # A2263063



\$10 per sq.ft.

Lot Size:

Lot Feat:

NONE Division: Industrial Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 7,560 sq.ft. Zoning: 11 Addl. Cost: **Based on Year: Utilities:** Parking:

2.39 Acres

Inclusions: N/A

Floors:

Roof:

Exterior:

Water:

Sewer:

Membrane

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.