



**GRASSROOTS**  
REALTY GROUP

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4211 53 Street Close  
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

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Membrane

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.39 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.