



GRASSROOTS
REALTY GROUP

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**4906 57 Avenue
Grimshaw, Alberta**

MLS # A2269132



\$680,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,285 sq.ft.
Zoning:	Not calculated

Heating: Boiler, In Floor, Natural Gas

Floors: -

Roof: Metal

Exterior: Metal Siding

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Shop space currently separated into 5 units which could easily be further divided or opened up depending on your needs. Bay 1 has two 14 foot high overhead doors a half bathroom, laundry hook ups and an office space. Bay 2 is a single bay with a 14 foot high overhead door, and 1/2 bath. Bay 3 also has a 14 foot high overhead door 1/2 bath and a mezzanine for additional storage. Bay 4 is currently the owners suite which has been customized to suit their needs. There are two offices in the front with shop space with an additional 14 foot door in the back. This door is 20 feet wide providing plenty of flexibility. There are several storage spaces which include a spacious mezzanine comprised of 3 rooms with two large storage spaces below. The boiler room and a 3 piece bathroom are located just off the first storage room. There second storage room has a small bay connected with a 8 foot overhead door perfect for parking small equipment and bringing in supplies. At the back of this bay there is a kitchen with a large walk in cooler. Bay 5 is a portion of Bay 4 that has been subdivided it has access to the mezzanine from an exterior stairwell as well as access from the 14x20 overhead door at the front.