



**GRASSROOTS**  
REALTY GROUP

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**320 Railway Ave  
Enchant, Alberta**

**MLS # A2277637**



**\$600,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,600 sq.ft.

**Zoning:** Hamlet Industrial

**Heating:** Space Heater

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Siding

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.74 Acre

**Lot Feat:** -

This is a rare opportunity to own a well-equipped metal shop located in the Village of Enchant, situated on a spacious 0.74-acre lot. Offering ample space for equipment storage and truck parking, this property is ideal for a variety of commercial or industrial uses. The 3,600 square foot shop features three-phase power, a convenient two-piece bathroom, and two 14' x 14' overhead doors, allowing for easy access and accommodation of large equipment. With generous yard space and functional infrastructure already in place, this property is ready to support your business needs.